

Location Map



Denmark
Primary
School

Ocean Beach Rd

Buckley St

Clarke Ct

Portions of
Reserve 45473

Kingdon
Park

Reserve
37702

Lot 9003 (#16)
Honeymyrtle Cct

Matthews Pl

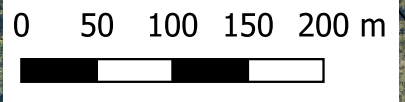
Lot 672 (#15)
Zimmerman St

Honeymyrtle Cct

Hopson
Park

Shire
Depot

Zimmerman St



SCHEDULE OF SUBMISSIONS

Preliminary Referral to Servicing Agencies

Proposed Land Exchange – Realignment of boundaries between Reserve 45473 and adjoining Lot 9003 (No. 16) Honeymyrtle Circuit

Ref No.	Submitter	Verbatim Submission
1	Water Corporation	<p>The Water Corporation has no concerns with the proposed land exchange.</p> <p>There is a 150mm diameter PVC gravity sewer running along (inside) the western boundary of Lot 1088. This sewer is part of the local sewer network that services houses in the area. At this stage there is no need to establish an easement over the sewer as it is already afforded protection under the powers of the <i>Water Services Act</i> and Regulations. The sewer cannot be built over and any future subdivision of this portion of Lot 1088 will need to accommodate the sewer in place.</p> <p>Under the land exchange circumstances described in your email, it is unlikely that an application to amalgamate these portions into one lot would attract any servicing conditions. However, this is a matter for the WAPC to determine at the application stage and the proponent should be advised to address this issue in their supporting information submitted with the application.</p>
2	Western Power	<p>Having done a desk top review of your submission, Western Power does not have any objection at this time to the proposed land exchange between Reserve 45473 and Lot 9033 Honeymyrtle Circuit and there are no identifiable assets that would be encroached by the proposed.</p> <p>If further information is required, a project will need to be submitted via a website to perform a detailed assessment.</p>
3	Telstra	No response received.

SCHEDULE OF SUBMISSIONS

Public Advertising 23 October to 23 November 2023

Proposed Land Exchange – Realignment of boundaries between Reserve 45473 and adjoining Lot 9003 (No. 16) Honeymyrtle Circuit

Ref No.	Submitter	Verbatim Submission
1	Name withheld in accordance with Council's Community Consultation Policy.	<p>Thank you for the opportunity to make a submission.</p> <p>I am supportive of the proposed land swap. I believe it will facilitate the land finally being developed, creating much needed additional housing.</p> <p>One suggestion is that the block owner could be asked to make a contribution to the cost of the path so that it goes ahead in a timely manner and offsets any perceived financial benefit of the land swap.</p>
2	Name withheld in accordance with Council's Community Consultation Policy.	<p>I am opposed to this land exchange because of the social impact it will have on the residents of Clarke Close and nearby adjoining streets and the reduction of the amenity of the street for the residents. - I also oppose this land exchange because I do not believe it is the role of the Shire to diminish Public Open Space set aside for the community, in order to support/benefit a private individual/s.</p> <p>In the proposal there is NO mention or acknowledgement of how this land exchange will affect the social fabric of the Clarke Close community. Although social ramifications are subjective and not prescriptive as are Planning laws, they should not in any way be diminished in importance. As a lifetime spent as an educator in the Primary and Secondary sector it is vitally important for the younger generation (who occupy a significant number of homes in Clarke Close) to have access to a safe area in close proximity to their homes to play. This play outside of formal schooling hours develops resilience and independence, fosters on a smaller level, responsibility for others in their local street, develops friendships and co-operative working skills as well as providing older children the opportunity to engage as role models whilst they all play on Kingdon Park and the cul-de-sac of Clarke Close.</p> <p>To suggest that Hopson Park would be a suitable alternative for these residences is a poor rationale for the exchange. The distance from Clarke Close especially for young children creates the issues of supervision and</p>

		<p>safely crossing Ocean Beach traffic, which will only increase over time. There are no public toilets meaning these individuals would have to return to Clarke Close to use facilities. The lack of Landscaping and proper planning of this parkland for the last 25 + years makes the Shires commitment to developing it questionable at best.</p> <p>We as a community should not down play the importance that these small reserves and quiet streets that are dotted around Denmark are in contributing to the fabric of our lives. They play a vital role in the development of a creating caring community that underpins the social fabric of our town. Re: assisting a developer to alleviate the “Denmark housing crisis”.</p> <p>There may well be a need to infill blocks in the townsite to create more housing opportunities HOWEVER at what price to lo local residents? The developer purchased the block in full knowledge of the site and its constraints. It is NOT the role of the Shire and Councillors to work for an individual/s to ease their financial burden of developing a property so that they can maximise their profit.</p> <p>Re: the Planning Officers statement that this is also an attempt to consolidate Public Open Spaces in Denmark and nearby Hopson Park is identified as a ‘neighbourhood’ level park with the potential for further development. Having driven past that Hopson Park daily for the past 26 + years, the small number of playground equipment randomly dropped in the space and a couple of poorly maintained seats is a poor effort for all those years. It demonstrates that the Shire has been lacking in a consistent commitment over the years to ensure this is park has evolved into a decent recreational area. I am dubious that the Shire will commit to improving/developing this park should this exchange go ahead The park is in desperate need of a Landscape Architect!</p>
3	Name withheld in accordance with Council’s Community Consultation Policy.	<p><i>Do you support the proposed land exchange with parts of Reserve 45473 (including Kingdon Park) and Lot 9003 (#16) Honeymyrtle Circuit?</i></p> <p>No</p> <p><i>What are your questions, comments or concerns?</i></p> <p>My Husband [REDACTED] and I bought our home in Clarke Close almost 2.5 years ago with the knowledge there was a park with open space just on the other end which we could see from our front yard. Our three children aged [REDACTED] are often playing freely with other children from Clarke Close down at Kingdon Park. It is well</p>

		<p>used by all of our children, safe and within view. To change its position to the proposed reserve 45475 would block vision of our children within Kingdon Park from our homes.</p> <p>The residential development of proposed Lot 9003 would increase the traffic within in the street, in turn decreasing the safety of not only our children but of all the pedestrians, cyclist and others travelling from south of Clarke close toward the school or town centre.</p> <p>The proposal to upgrade Hopson Park instead would be a waste of time and taxpayers' money when Hopson Park is used very little compared to Kingdon Park and not at all by the children residing within Clarke Close.</p> <p>Our children would not be safe so far from their homes and having to cross the busy main Ocean Beach Road.</p> <p>Proposed reserve 45473 as an alternative for Kingdon Park and open space, and the development of a public path, will be completely inadequate due to its extremely poor drainage.</p> <p>The proposed changes of Kingdon Park would also devalue the properties within Clarke Close and its surrounds.</p> <p>The aims of the proposed land exchange including the creation of a buffer between residential and industrial, public path, ecological corridor and reduction in housing development constraints can all be met using alternative options e.g. approaching the owner of Lot 672 and discussing the possibilities of land use rezoning.</p> <p>Kingdon Park is well utilised and of high importance to many of our community. Please seek alternatives to the proposal and leave Kingdon Park the way it is and was intended to be by the Kingdon family who have history in Denmark since the early 1900's.</p>
4	Name withheld in accordance with Council's Community Consultation Policy.	<p>I am writing this email as I am concerned of the impact the above proposed changes will have on students at both Denmark Primary School and High school.</p> <p>As a teacher [REDACTED] school, I walk through Clarke Close to school and back home to Parry St. On these walks I notice students and younger children playing in the park doing skipping, elastics, playing ball with their dogs, riding their bikes and playing other games.</p>

		<p>I also notice that a lot of both Primary and High school students walk or ride their bikes/scooters through Clarke Close to and from school. Clarke Close is a very quiet cul-de-sac that is safe to travel through for students as it connects to the back of the Primary school by a laneway.</p> <p>With this proposal, Clarke Close will become a busy street that will no longer be as safe for students to walk/ride to school. The only other option would be for them to cross over at the busy intersection near Mitre10 where cars and buses are all turning.</p> <p>I urge the Shire to reconsider this proposal for the above reasons.</p>
5	Name withheld in accordance with Council's Community Consultation Policy.	<p>I lodge my objection to taking Kingdon Park away from our community.</p> <p>Landowners in Clarke Close chose to live in this street because of the 'no through traffic' and the park being so accessible.</p> <p>This park is used by the children in Clarke Close and nearby residents all year round including my grandchildren.</p> <p>This appears to be a very unfair decision on behalf of the Planning Department and the Councillors without consulting the landowners of Clarke Close or making enquiries about the use of the park first.</p> <p>It appears that any future houses built will only have access off Clarke Close which turns Clarke Close into a busy street.</p> <p>The excuse that the sewerage is close by is just that, an excuse. Many other landowners when wanting to subdivide, have had to contribute to sewerage connection.</p> <p>The excuse that it would be an easier building site. Not our problem!</p> <p>Reading between the lines here!</p> <p>It also appears that the buffer zone you refer to is being brought about by the possible application for re-zoning of Lot 672 (15) Zimmerman Street to Light Industrial when I am sure there are other places for light</p>

		<p>industrial within the Shire of Denmark where it would not be so close to residents. If this is the case you would be bringing the industrial much closer to future houses.</p>
6	<p>Name withheld in accordance with Council's Community Consultation Policy.</p>	<p>I would like to object :-</p> <p>On the grounds that with all the housing the health and social aspect of the local residence on both sides of the Park should be considered. Being close to the school many bought both sides of the park for this reason. A safe access for them and enjoyed by locals. As impossible to speed the Close road is a safe for them to let off steam as the swamp isn't inviting when it is neglected.</p> <p>Over crowding leads to crime and over a swamp poor health. Everyone needs to have a place to let off steam, meet and socialise and help each other. Most parks are for large sport grounds, or postage stamps to tick the box.</p> <p>The Swamp could be a model for better communities. Not reverting back to poor development of greed for someone, more rates like the past. As rate payers we expect a decent park that is good for kids and adults to fly kites, frisbees or what's in vogue for kids and adults to watch or join in.</p> <p>Ideas other than houses and problems.</p> <ul style="list-style-type: none"> * A drainage pond for ducks and a bench to sit and enjoy nature or model boats to sail or kids to catch tadpoles. * Plus level low cut grass * A market garden to help feed the ever expanding population of Denmark. The peat is very rich and productive once the soil is adjusted. <p>We chose our house 2 years ago as away from lots of cars, close to the school and the shops so we can walk to town or visit friends on the other side of the park and all the walks to keep us fit in our old age. Loved the idea of the swamp that had great possibilities to make a lovely park when drained with so many houses already around it.</p> <p>BUT ... Impassable when under water and when mowed the grass is high uneven and not a welcoming place to go, to mingle with our locals, fly kites, frisbees or present fashion for kids and adults to watch or join in.</p>

		We cross it to visit friends on the other side or go for walks on the many tracks.
7	Denmark Historical Society PO Box 54, Denmark WA 6333	<p>The Historical Society is totally opposed to the disposal of Crown Reserve 45473 'Kingdon Park'. Parks are an important part of any locality especially with regard to the mental health of children, especially in this era of technology. Residents in the area have advised us that it is used regularly by children locally and is of great benefit to them.</p> <p>Historically the Kingdon family arrive in Denmark in 1908 and took up land west of the town. Henry Rodney Robert Kingdon was a founding member of the William Bay Settlers Association and the Denmark Road Board (now the Shire). He served for a period as Road Board Chairman and served in WW1 in the middle east with the 10th Light Horse. During WW2 he was in command of the Denmark VDC. This was a part time volunteer military force established by the RSL in 1940. His brother Roy also enlisted in WW1 and was killed at Gallipoli.</p> <p>The Kingdon family have continued to live in this community to this day and have contributed to it in many ways. The family have indicated to us that they are disappointed that the Shire did not contact them about this proposal.</p> <p>We hope you will reconsider this proposal of yet again giving away a crown reserve to private enterprise.</p>
8	Name withheld in accordance with Council's Community Consultation Policy.	<p>I am against the proposed changes.</p> <p>We are in the process of moving to ■ Clarke Close for our retirement. We bought this property several years ago with the intention of moving here for our final years.</p> <p>We chose this property because</p> <ul style="list-style-type: none"> (a) good pedestrian access to town (b) in particular, a safe and quiet area in terms of traffic (c) a "Close" implies certain criteria that we find attractive <p>The development will change the whole character of the area. The public open space serves an important function of spaciousness. It does not require any development to be of value.</p> <p>Clarke Close is connected to Buckley Street by a pedestrian way which is extensively used, particularly by</p>

		<p>children. Most evenings it is used as a meeting place for socialising and various sporting activities. I have often said to my wife that we are lucky to live in an area where children are safe to utilise the public space.</p> <p>It is interesting to note that the proposed changes do not specifically mention Clarke Close as the access to any housing development. I can only assume that that is the case. A "close" implies a short enclosed roadway, being closed rather than leading to another street.</p> <p>The proposal states that medium density housing would allow nine dwellings. This would more than double the traffic flow on Clarke Close as a whole and would allow for much greater speeds.</p> <p>There would be an increase of traffic of at least 300% from the south. Perhaps the proposal should recommend a name change to "Clarke Expressway". This will not be a safe environment for children or any pedestrian or cyclist for that matter.</p> <p>All the properties on Clarke Close are 900 square metres or more. I have done a brief calculation that after allowing for roads, turnarounds, a pedestrian way and the provision of services, the new development block size would be less than 350 square metres. This will certainly change the whole character of the close.</p> <p>All the land in question is low lying and it is questionable whether development is appropriate.</p> <p>I would like to note that Hopson Park is on the far side of Ocean Beach Road and of no practical use to residents in Clarke Close.</p> <p>Our preferred option is for the land to be restored back to nature so as to become a showcase of all the local flora.</p> <p>For the above reasons I strongly oppose the proposed changes.</p>
9	Name withheld in accordance with Council's Community Consultation Policy.	<p>I write in response to your outrageous proposal to take away Kingdom Park from Clarke Close, in order to create a buffer zone for the Industrial Area and to make needed upgrades to the drainage of that area.</p> <ul style="list-style-type: none"> • My daughter, who has a disability, lives opposite that park. I reside there with her most of the time, as her carer. Our senior neighbour has poor health, having battled cancer for the last 10 years. Other

neighbours on every side of us, have young children. As do the families further along the street. We all utilize that park. But not only that, children and their dogs are always congregating at the end of that street and in the cul-de-sac. They also ride their bicycles, with dogs running alongside, down the street to the cul-de-sac and the park. It can be a hive of activity. Parents come out and chat, as do the many people who walk through the park with children, prams, and dogs. For my daughter, who has a limited social life due to her disability, this is a much-needed social interaction for her which is accessible and safe and allows her to have a sense of community. For our ill neighbour, it allows her to feel a part of community without the need to leave her home. For us parents, it allows us to connect, share and feel the bond of a caring community in a way which is nurturing and strengthening for all of us. I was even considering having a Xmas street party in the park this year. I despair at the thought of Kingdom Park not being there, and the possibility of houses being built, extra driveways and extra vehicles. Gone would be all that I have just described. Gone would be the safe cul-de-sac that all the children mill around in. We certainly would no longer have a community resource, that is safe and accessible, not only for our little community, but for all those that pass through it. I feel your proposal has not given any thought or consideration to the residents in the area and have based your plan on what you consider is an unused and underdeveloped park. Well, I can guarantee you, it is not unused and the fact that it is underdeveloped is the very appeal we all enjoy. We like it in its natural state and would require that it was only slashed on a few occasions, when the risk of snakes are around.

- Lot 672 is currently providing the buffer between lot 9003 and the industrial area. The owner of Lot 672 has no intention of allowing the Shire of Denmark to rezone his property from residential to light industrial unless his request for upgrading his drainage is satisfied. The owner of Lot 672 has also proposed the buffer zone solution as part of his drainage upgrade to his property, meaning the whole proposal of the land exchange is completely unnecessary. If the owner of 672 decides to remain as residential land then again the proposed land exchange is completely unnecessary.
- Further, you do not need to create another ecological corridor from Buckley Street to Zimmerman Street as this ecological corridor already exists. It does not need to be re-created.
- Yes, drainage infrastructure needs to be improved. There are other ways this can be done without taking away a well-used community resource that the residents enjoy. One such way could be rezoning Lot 672, which has already been requested by the owner.

- There is already a pathway used by the public between Clarke Close and Honey Myrtle circuit, so further development is totally unnecessary and certainly not a reason to exchange any land, particularly Kingdom Park.
- You have not taken into consideration the historical background of Kingdom Park and its heritage value, with a total disrespect to the pioneering Kingdom family.
- In the strategic community Plan Denmark 2027 you state:
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“A happy healthy and eclectic community that embraces creativity and celebrates the natural environment.”

“Our natural environment is highly valued and carefully managed to meet the needs of our community now and in the future.”

These Statements by the Denmark Shire are completely contradictory to the description of Kingdom Park in the land exchange proposal. Why doesn't your vision see the benefits of Kingdom Park as contributing to a happy, healthy and inclusive community? I can assure you it is.

I'll finish with a small section of the letter, we the residents of Clarke Close have signed, in petition to you to PLEASE reconsider this totally unnecessary planning proposal, which I truly hope you read, and reconsider your thoughts.

“Alternative options

1. Buy back the necessary land from lot 9003 to create the buffer zone. This solution only affects one family. They purchased the land with full knowledge that creating an entrance to the property was part of the cost of development. This solution also allows Kingdom park to remain a public space.
2. Work with the owner of lot 672 as the owner's plan satisfies the rezoning and buffer needs without effecting any other properties or residents.

Kingdon Park is described as “smaller than desirable for a local park, it's location limits accessibility and its drainage issues cause limited use.” As residents who live in Clarke Close we believe this description to be propaganda, untrue and fabricated to convince the council and residents of Denmark they are not losing

anything of great value. However, the above description is very true of proposed reserve 45473. A completely unusable piece of land for a public space. The proposal indicates the residents of Clarke close will be just as well off or even better off with these new boundaries. This could not be further from the truth and anyone who physically visits the proposed site would clearly agree.

Clarke close (the proposed new entry for lot 9003) is a very busy street for pedestrian traffic in Denmark. Between 7:30 am and 9:30 am every weekday and 2:30 pm and 5:30 pm every weekday hundreds of Denmark residence, (mostly school children of every age) use Clarke Close to access the alleyway between Buckley Street and Clark close. All these pedestrians on foot, bikes, scooters and parents pushing prams with toddlers walk on the road, as there is no provided footpath.

What is your traffic safety management plan to protect the pedestrians from this increased traffic during construction when tradesmen vehicles with trailers and trucks will be frequenting the site during these peak hours of pedestrian traffic? Then beyond construction when a possible 9 new families with their cars are added to the Clarke close traffic volume.

In the proposal under the title risk management, it states a risk assessment has been undertaken per the Shires risk management governance framework and no risks have been identified in relation to the officer recommendation or report. We are deeply concerned by this as children walking and riding on road cars are driving on gains the highest rating of severe on any risk management matrix. How did the Shires risk management governance framework miss this obvious severe risk and instead determine there was no risk?

The proposed entrance to the property at the south end of Clarke close is a cul-de-sac near a corner meaning legal street parking is at least 50 m from the entrance to the property lot 9003. If 9 new dwellings are built. What will be your traffic control Plan to make sure construction and after construction accommodation does not interfere with the regular function of the southern cul-de-sac at Clarke close?

It has been said by a member of the Shire that they are trying to consolidate their assets. Does this mean they consider Kingdon park too costly to maintain, and a more honest transparent interpretation of the proposal is the Shires desire to free themselves of the responsibility of this public open space?

Every time the proposal mentions Kingdon Park it does so in a negative form. We challenge that view as the park to those that live in Clarke close is a valuable asset where the residents both young and old connect and

		<p>spend time with each other. This lifestyle is what makes Denmark a community!</p> <p>In reference to the statement page 31/7Kingdon Park does not have natural environmental values and has never contained any recreational infrastructure as reasons why it is not of interest to the community.</p> <p>Sometimes child friendly spaces are better that way, giving them the opportunity to kick or throw a ball, play cricket, soccer or footy, be creative and run around without banging into anything. Why do public places for children need equipment that defines how and where they should play to be of use to the community.</p> <p>Kingdon park is a far safer park than Hopson park, due to where it's situated. Hopson Park is boarded by two very busy roads and rarely sees soccer, footy or cricket being played due to the danger of the ball constantly going on the main road.</p> <p>Benefits for children living near public spaces are well documented.</p> <p>Living in greener surroundings is thought to improve physical and mental health by promoting physical activity, increasing psychological restoration and stress recovery, and strengthening social bonds in neighbourhoods. Children playing together in public spaces helps form strong lasting relationships.</p> <p>The benefits of social connections and good mental health are numerous. Proven links include lower rates of anxiety and depression, higher self-esteem, greater empathy, and more trusting and cooperative relationships. Our children are the future of Denmark. So why would we ever consider removing public open spaces?</p> <p>If the children that utilise Kingdon Park are diverted to Hudson Park what is the traffic management plan for unsupervised children that will need to cross Ocean Beach Road. Will there be provision of an overpass an underpass or a traffic crossing to ensure their safety?"</p> <p>In conclusion, the residents of Clarke Close feel that the points made illustrate enough doubt in the soundness of this proposal for it not to supported by council. It is true that If you get this wrong - it cannot be put back."</p>
10	Name withheld in accordance with Council's Community	The proposal for this land exchange is not agreed to by the residents of Clarke Close and is not necessary to meet the reasons summarised by the Shire in the proposal.

	<p>Consultation Policy.</p>	<p>‘Create a buffer between land zoned for residential and industrial’</p> <p>Why is the Shire proposing to expand the industrial area? Should not any industrial growth be in the new industrial area just out of town and not central to town?</p> <p>Lot 672 is currently zoned residential, will not a portion of this if subdivided be used as a buffer to the current industrial area?</p> <p><i>‘Allow for the connection of drainage – Clarke to Zimmerman’</i></p> <p>The changes may make it easier for the Shire, but drainage is still achievable. Albeit it is not a straight connection but it is still achievable.</p> <p><i>‘Allow for development of a path between Clarke-Zimmerman’</i></p> <p>This will still be achievable when/if Lot 672 is subdivided for residential, and a portion allocated accordingly. Alternatively a small acquisition of part of Lot 9003 will enable this in the near future.</p> <p><i>‘Create an ecological corridor – Buckley to Zimmerman’</i></p> <p>Again, this can be achieved in line with the previous point.</p> <p><i>‘Help reduce constraints to housing development’</i></p> <p>The proposed land swap will NOT change the zoning of Lot 9003. NO extra housing will suddenly appear! Changing Lot 672 from residential to industrial, however, will reduce the opportunity for increasing inner town housing!</p> <p>The park may not look much, but it is well loved and used throughout the year by the children of Clarke Close and indeed surrounding areas as it is a safe zone away from busy roads for kicking the footy, a game of cricket, or just ‘being kids’.</p> <p>A ‘swap’ to further away will see the ‘new park’ with less use as it will be away from homes and parents being</p>
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		<p>able to just 'look out' to see the kids are ok.</p> <p>Buying in Clarke Close is a high sought after location due to being a cul de sac with a park. Removal of Kingdon Park from it's current location in Clarke Close will undoubtedly cause a reduction in the value of homes here. Will we be compensated for this??</p> <p>If this 'swap' goes ahead, and the current owners of Lot 9003 sell to someone who is prepared to develop to multiple units, will there be footpaths installed on Clarke Close? More children will use Clarke Close as a shortcut to the school rather than use the 'proposed new path' closer to the industrial area as this will be out of their way. An increase of traffic on Clarke Close with an increase of children on the street is surely a recipe for disaster!</p> <p>Looking forward to being in attendance when this is discussed at the Shire meeting.</p>
11	Name withheld in accordance with Council's Community Consultation Policy.	<p>Do you support the proposed land exchange with parts of Reserve 45473 (including Kingdon Park) and Lot 9003 (#16) Honeymyrtle Circuit?</p> <p>No</p> <p>What are your questions, comments or concerns?</p> <p>Like most parks in Denmark this park is named in recognition one of the original pioneering families of the district, the Kingdon brothers arrived here circa 1907. Some of their descendants are still living here today, myself being one of them. So I am of course against Kingdon Park being wiped off the map!</p> <p>I am also completely against the Draft Strategy proposal to swap what has been public open space for thirty years just to make it cheaper and easier for a future housing development.</p> <p>The original developer of Clarke close was required to allot open space for the use by future residents, which it has been in the ensuing decades.</p> <p>Many families bought into Clarke Close BECAUSE there was a park for them to use. The Strategy statements in their proposal are misleading; To quote: Instead of developing Kingdon Park-which has been vacant for 30</p>

		<p>years [of course it has been vacant ,IT IS A PARK!!] - is relatively small [irrelevant, it is plenty big enough for the Clarke Close residents] has a low level of accessibility [simply not true , it is easily and SAFELY accessible for the children of the Clarke Close area]-and poor passive surveillance [what ever that means???].....</p> <p>I have spoken with the residents of Clarke Close and they don't want the Council to spend money developing the park, they just want it mowed regularly. And they CERTAINLY don't want their children to be forced to walk half a kilometre to cross the busiest summer road in Denmark to get to a park.</p> <p>I myself am dead against the swapping out of ANY of the public open spaces in Denmark so as to make the land available for development of affordable housing, ie high density housing. Public spaces have been created solely for the people of Denmark, and should remain so.</p>
12	Name withheld in accordance with Council's Community Consultation Policy.	<p>What is gained</p> <p>Developer/landowner gains 9 residential blocks to develop/sell</p> <p>Shire gains rates from 9 residential blocks</p> <p>Residents / rate payers gain guaranteed access from Honey Myrtle Road to Clarke Close</p> <p>A buffer for the Light Industrial Area</p> <p>Better drainage for the area</p> <p>What is lost</p> <p>A park that is safe and cherished by the many children that live in or visit Clarke Close</p> <p>At present, a preferred safer path from Honey Myrtle to Buckley</p> <p>What is debatable</p> <p>That the access path, built as part of the swap, is safe for the community to use.</p>

		<p>The path between Clarke Close and Buckley Street has been in very poor repair for nearly 20 years; the surface is uneven gravel, often pot-holed, strewn with glass, covered in weeds and grass. All of which make it a liability for its main users: the elderly, young children, the disabled, people who do not drive or own a car.</p> <p>Another path built by the Shire between Ocean Beach Road and Honey Myrtle Road is nearly always empty.</p> <p>The surface is perfect but it is very unattractive; overlooked by a few quiet houses on one side and a creek with thick overgrown bush on the other. Most pedestrians, particularly the vulnerable cohort - the young, elderly or disabled on their way to Buckley Street from Zimmerman take the paddock – ‘passively’ it is a much safer option.</p> <p>I have walked, bicycled, played with children in the park and visited family in this area for 20 years. I am disappointed that a park that is so well loved and used will be taken away from the local people and what they get in return falls short. Some creative thinking could incorporate challenging play structures for the young with safe access for the local pedestrian community and the design and development of interesting residential structures. It is sad that only on the private sale of land does the Shire spring into action, bargaining the inheritance of the locals for a few ‘beads’.</p>
13	Group submission signed by 23 residents of Clarke Close.	<p>KINGDON PARK LAND EXCHANGE</p> <p>The following are comments and questions from the residents of Clarke Close to the Shire of Denmark and the Denmark council about the Kingdon Park land exchange. In response to, Why are these changes proposed?</p> <p>The first aim is to create a buffer zone for residential and industrial land uses.</p> <p>RESPONSE -This is unnecessary at this stage as lot 672 is currently providing the buffer between lot 9003 and the industrial area. The owner of Lot 672 has no intention of allowing the Shire of Denmark to rezone his property from residential to light industrial unless his request for upgrading his drainage is satisfied. The owner of Lot 672 has also proposed the buffer zone solution as part of his drainage upgrade to his property, meaning the whole proposal of the land exchange is completely unnecessary. If the owner of 672 decides to remain as residential land then again the proposed land exchange is completely unnecessary.</p>

Considering the importance of lot 672 to the necessity of this plan why wasn't it included in the proposal so the public could better understand the bigger picture of the Shires proposal?

The second aim is to create an ecological corridor from Buckley Street to Zimmerman Street.

RESPONSE - this ecological corridor already exists it does not need to be created.

The third aim is to allow for the connection of drainage infrastructure between Clarke close and Zimmerman Street.

RESPONSE- yes, this needs to be done but can be achieved by working with the owner of Lot 672 to satisfy his request in return for allowing his land to be rezoned.

The fourth aim is to allow for the development of a public path between Clarke close and HoneyMyrtle circuit.

RESPONSE- this can be far more easily achieved than the complexity of this land exchange, and in truth isn't necessary.

The proposal says: "Enable the development of affordable housing" and "support housing development". Both these statements are unfounded. Where is your evidence of this?

The owner of property lot 9003 stated on 07/11/23 "We also do not have any plans at this stage to do anything with our land, except occasionally camp on it of course." So there is no guarantee or even suggestion to support any development to achieve your statements. All you can guarantee at this stage is the loss of a POS in Kingdon Park.

Why is the honey Myrtle circuit opening insufficient as an entry point to property lot 9003? And what is the cost of making it suitable?

On the Denmark Shire website we find: The strategic community Plan Denmark 2027. It states under community vision.

"A happy healthy and electric community that embraces creativity and celebrates the natural environment."

“Our natural environment is highly valued and carefully managed to meet the needs of our community now and in the future.”

These Statements by the Denmark Shire are completely contradictory to the description of Kingdon Park in the land exchange proposal. Why does Kingdon Park not come under this vision by the shire?

The residents of Clarke close all purchased their homes with the understanding that Kingdon park was part of our street and village life.

If the project goes ahead will there be Denmark Shire compensation for decreasing the aesthetic value of the properties of Clarke Close?

Alternative options

1. Buy back the necessary land from lot 9003 to create the buffer zone. This solution only affects one family. They purchased the land with full knowledge that creating an entrance to the property was part of the cost of development. This solution also allows Kingdon park to remain a public space.
2. Work with the owner of lot 672 as the owner’s plan satisfies the rezoning and buffer needs without effecting any other properties or residents.

Kingdon Park is described as “smaller than desirable for a local park, it’s location limits accessibility and its drainage issues cause limited use.” As residents who live in Clarke Close we believe this description to be propaganda, untrue and fabricated to convince the council and residents of Denmark they are not losing anything of great value. However, the above description is very true of proposed reserve 45473. A completely unusable piece of land for a public space. The proposal indicates the residents of Clarke close will be just as well off or even better off with these new boundaries. This could not be further from the truth and anyone who physically visits the proposed site would clearly agree.

Clark close (the proposed new entry for lot 9003) is a very busy street for pedestrian traffic in Denmark. Between 7:30 am and 9:30 am every weekday and 2:30 pm and 5:30 pm every weekday hundreds of Denmark residence, (mostly school children of every age) use Clarke Close to access the alleyway between Buckley Street and Clark close. All these pedestrians on foot, bikes, scooters and parents pushing prams with toddlers

walk on the road, as there is no provided footpath.

What is your traffic safety management plan to protect the pedestrians from this increased traffic during construction when tradesmen vehicles with trailers and trucks will be frequenting the site during these peak hours of pedestrian traffic? Then beyond construction when a possible 9 new families with their cars are added to the Clarke close traffic volume.

In the proposal under the title risk management, it states a risk assessment has been undertaken per the Shires risk management governance framework and no risks have been identified in relation to the officer recommendation or report. We are deeply concerned by this as children walking and riding on road cars are driving on gains the highest rating of severe on any risk management matrix. How did the Shires risk management governance framework miss this obvious severe risk and instead determine there was no risk?

The proposed entrance to the property at the south end of Clarke close is a cul-de-sac near a corner meaning legal street parking is at least 50 m from the entrance to the property lot 9003. If 9 new dwellings are built. What will be your traffic control Plan to make sure construction and after construction accommodation does not interfere with the regular function of the southern cul-de-sac at Clarke close?

It has been said by a member of the Shire that they are trying to consolidate their assets. Does this mean they consider Kingdon park too costly to maintain, and a more honest transparent interpretation of the proposal is the Shires desire to free themselves of the responsibility of this public open space?

Every time the proposal mentions Kingdon Park it does so in a negative form. We challenge that view as the park to those that live in Clarke close is a valuable asset where the residents both young and old connect and spend time with each other. This lifestyle is what makes Denmark a community!

In reference to the statement page 31/7Kingdom Park does not have natural environmental values and has never contained any recreational infrastructure as reasons why it is not of interest to the community.

Sometimes child friendly spaces are better that way, giving them the opportunity to kick or throw a ball, play cricket, soccer or footy, be creative and run around without banging into anything. Why do public places for children need equipment that defines how and where they should play to be of use to the community.

Kingdon park is a far safer park than Hopson park, due to where it's situated. Hopson Park is boarded by two very busy roads and rarely sees soccer, footy or cricket being played due to the danger of the ball constantly going on the main road.

Benefits for children living near public spaces are well documented. Living in greener surroundings is thought to improve physical and mental health by promoting physical activity, increasing psychological restoration and stress recovery, and strengthening social bonds in neighbourhoods. Children playing together in public spaces helps form strong lasting relationships.

The benefits of social connections and good mental health are numerous. Proven links include lower rates of anxiety and depression, higher self-esteem, greater empathy, and more trusting and cooperative relationships. Our children are the future of Denmark. So why would we ever consider removing public open spaces?

If the children that utilise Kingdon Park are diverted to Hudson Park what is the traffic management plan for unsupervised children that will need to cross Ocean Beach Road. Will there be provision of an overpass an underpass or a traffic crossing to ensure their safety?

In conclusion we the residents of Clarke close feel that the points we have made illustrate enough doubt in the soundness of this proposal for it not to supported by council. We also encourage all councillors to visit the site and talk to residents to gain a better understanding of the proposal before voting. If you get this wrong it cannot be put back.

Residents of Clarke Close

