



Hon Nick Goiran MLC

Member for the South Metropolitan Region

Phone: 08 9398 3800

Fax: 08 9398 3822

Email: nick.goiran@mp.wa.gov.au

Office: Suite 2, 714 Ranford Road
SOUTHERN RIVER WA 6110

www.nickgoiran.com.au

13 July 2020

Hon Matthew Swinbourn MLC
Chair, Standing Committee on Environment and Public Affairs
Harvest Terrace, Parliament House
PERTH WA 6000
By email: env@parliament.wa.gov.au

Dear Mr Chairman,

PETITION No 154 – GLEN IRIS GOLF COURSE

I refer to your letter dated 18 June 2020 requesting a written submission regarding the issue of the sale and redevelopment of the Glen Iris Golf Course, Dean Road, Jandakot, Western Australia.

The privately-owned golf course was permanently closed from 1 April 2020 and media reports indicate that “new owner Eastcourt Property Group (is) planning to redevelop the 54.9h site into a residential community.”¹²

Impact on Local Residents

A large number of local residents have brought this matter to my attention and expressed their frustration over the level of consultation. Residents who purchased land and houses surrounding or near the golf course, did so on the basis of its existence. These residents paid more for their residential properties because of their proximity to the golf course and its open spaces.

There is a growing body of evidence that informs us that there is a link between nature and physical and psychological well-being. Parks and public open spaces are an essential part of the well-being of any community and development is irreversible.³

City of Cockburn

Ordinary Council Meeting minutes from the City of Cockburn on 9 April 2020⁴, stated:

Eastcourt Property Group nor their consultants have lodged any applications or details of what they are proposing apart from the same advice that they have provided residents, which is their vision for the golf course site “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.”

According to an article in the Cockburn Gazette on 11 June 2020⁵:

¹ Smith, B. 3 April 2020. Perth Now: New Cockburn golf course still several years away,

<https://www.perthnow.com.au/community-news/new-cockburn-golf-course-still-several-years-away-c-952241>

² Macdonald, K. 10 March 2020. The West Australian: Glen Iris Golf Club players to be kicked off course to make way for housing estate. <https://thewest.com.au/business/commercial-property/glen-iris-golf-club-players-to-be-kicked-off-course-to-make-way-for-housing-estate-ng-b881485139z>

³ Schebella, M.F.; Weber, D.; Schultz, L.; Weinstein, P. 2019. The Wellbeing Benefits Associated with Perceived and Measured Biodiversity in Australian Urban Green Spaces. *Sustainability* 2019, 11, 802.

⁴ <https://www.cockburn.wa.gov.au/getattachment/f2eece99-24b2-497d-8e68-6b9419447eee/attachment.aspx>

⁵ Smith, B. 11 June 2020. Perth Now: Survey calls for Jandakot residents’ help to guide future development of Glen Iris Golf Course. <https://www.perthnow.com.au/community-news/cockburn-gazette/survey-calls-for-jandakot-residents-help-to-guide-future-development-of-glen-iris-golf-course-c-1076978>

The Glen Iris site is currently zoned 'Special Use No. 1', which permits a golf course estate, private recreation, hotel, convention centre and associated uses.

Any redevelopment proposal for alternate uses of the land would be subject to a formal rezoning process, including council approval and extensive public consultation.

Request to the Standing Committee

The petitioners have sought an inquiry into whether sufficient mechanisms are currently in place to provide local residents with means for reasonable consultation and procedural fairness. In addition, the petitioners have asked whether these mechanisms will be enhanced or diluted by the Planning and Development Amendment Bill 2020 ("the Bill").

On 23 June 2020, the Minister representing the Minister for Planning advised the House that⁶:

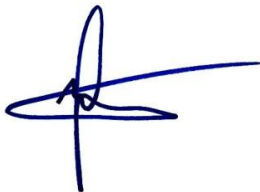
The key concern is whether part 17 of the bill could be used to bypass the usual planning rules to develop this golf course into more housing. I am told the answer is no. The majority of the site is zoned special use in the City of Cockburn local planning scheme 3. As a result, the land needs to be rezoned under the local planning scheme. In all likelihood, a structure plan would be required to be prepared as well. Neither of these processes is subject to part 17. The 2015 planning regulations require formal public consultation to be undertaken prior to the scheme amendment and/or structure plan being determined, and to date no request for rezoning infrastructure planning has been received by the local government or the Western Australian Planning Commission.

In this context I would recommend that the Committee inquire into the following questions:

1. Is the majority of the site zoned 'Special Use' in the City's local planning scheme 3?
2. Would the new owners need the land rezoned under the local planning scheme in order to achieve their 'vision' for the golf course?
3. Further to 2, would a structure plan be required to be prepared?
4. Would any aspect of the rezoning or structure plan be captured by clauses in the Bill?
5. Do the current regulations require formal public consultation to be undertaken prior to the scheme amendment and/or structure plan being determined?
6. Has a request for rezoning been received by the City or the Planning Commission?

I thank you for the opportunity to lodge this submission and make myself available to appear before the Committee to elaborate on any particular aspects.

Yours faithfully,



Hon Nick Goiran MLC

Member for the South Metropolitan Region

**Shadow Minister for Child Protection; Prevention of Family and Domestic Violence; Commerce
Secretary to the State Parliamentary Liberal Party**

⁶ Dawson, S. 23 June 2020. Hansard: Legislative Council, Planning and Development Amendment Bill 2020. [https://www.parliament.wa.gov.au/Hansard/hansard.nsf/0/5eefbbd2b575ba6348258593001c18e2/\\$FILE/C40+S1+20200623+p3991b-4008a.pdf](https://www.parliament.wa.gov.au/Hansard/hansard.nsf/0/5eefbbd2b575ba6348258593001c18e2/$FILE/C40+S1+20200623+p3991b-4008a.pdf)