

**PETITION IN RELATION TO THE PROPOSED REZONING OF THE PUBLIC  
GLEN IRIS GOLF COURSE, JANDAKOT, FOR RESIDENTIAL DEVELOPMENT**

This Petition, of 4,541 signatures from residents of the Glen Iris Golf Course Estate, and the wider community, highlights the need to oppose the proposed redevelopment of the public Glen Iris Golf Course for Residential Uses which will result in the loss of Amenity to the District, the State, and loss of environmental support for Federally protected and endangered flora and fauna.

*History:* In 1965 “The Lakes” golf course was established in Jandakot, Western Australia by Mr Bill Wilson who purchased the land. In the mid 1990’s the Glen Iris Golf Course Estate (“Glen Iris”) was created, again by Mr Wilson, as a world class 18-hole golf course with an integrated residential development (currently 773 homes) and zoned Special Use 1 (“SU1”). In April 2020 the golf course was sold by the heirs of late Bill Wilson to Eastcourt Property Group Pty Ltd (“Eastcourt”). Eastcourt has advised Glen Iris residents of its plans to apply for rezoning the golf course from its current zoning - Special Use 1 - to residential, with the infilling of up to 600 lots. In May 2021 a Concept Plan was delivered to the residents of Glen Iris by Acumen Development Solutions – Eastcourt’s Project Manager - showing infill of 500-600 residential lots ranging in size from 300sqm to 600sqm – R20, R30, R40 & R60. The Plan is clearly marked ‘concept only’ and subject to change.

Pursuant to City of Cockburn Town Planning Scheme No. 3 (“TPS3”) prepared by the Department of Planning, Lands and Heritage (original Town Planning Scheme Gazetted 20 December 2002), the following are excerpts from TPS3 (In RED – emphasis added) - as it pertains to Zones and, in particular, Special Use Zones.

3.2 Objectives of the Zones

n) Special Use Zone

To provide for **uses which have unique development requirements** that cannot be easily accommodated by the objectives of any of the other zones included in the Scheme.

Glen Iris Golf Course Estate is zoned Special Use 1 in Table 8 of the TPS3 and its land use described as “...land used and designed for a golf course, integrated with residential development...”

TABLE 8 - SPECIAL USE ZONES

No.	Description of Land	Special Use	Conditions
SU 1	Berrigan Drive, Jandakot, the Glen Iris Golf Course Estate.	Golf Course Estate, Private Recreation, Hotel, Convention Centre and associated uses - <b>means land used and designed for a golf course, integrated with residential development</b> and associated commercial and community facilities.	Structure Plan adopted to guide Subdivision, land use and Development - Glen Iris Golf Course Estate.
SU 6	Dean Road, Jandakot, the Glen Iris Golf Course Estate Commercial Area.	Private Recreation, Hotel, Convention Centre and Associated Uses.	Structure Plan adopted to guide Subdivision, land use and Development - Glen Iris Golf Course Estate.

Following are excerpts from submissions made to the City of Cockburn in 1991/1992, obtained through Freedom of Information from the City of Cockburn. Excerpts are shown in RED. Words underlined are to demonstrate the clear intention of the initial developers of the Glen Iris Golf Course Estate (an Estate which included an 18-hole golf course AND integrated residential development) resulting in the City of Cockburn’s decision to rezone the land to Special Use 1.

Scheme Report prepared by Chappell & Lambert et al dated September 1991: Advantages of Residential Development - "The proposed residential estate will be developed to a high standard that will complement and enhance the amenity and character of the locality." (Definition of complement: a thing that contributes extra features to something else in such a way as to improve or emphasise its quality).

"In November 1992, Chappell & Lambert, Planning & Design Consultants, together with Cossill & Webley, Consulting Engineers, prepared a Scheme Report, The Lakes Golf Course Residential Estate and made a submission to the City of Cockburn and Department of Planning and Urban Development (made of behalf of The Lakes Holdings Pty Ltd and Laurene Developments Pty Ltd seeking the rezoning of Lots 3, 4 and 5 Jandakot Road and Lot 20 Prinsep Road, Jandakot to Urban under the Metropolitan Region Scheme and the rezoning of Lot 1 Lakes Way and Lots 3, 4, and 5 and Pt Lot 155 Jandakot Road and Lot 20 Prinsep Road to Residential R20 and R40, Commercial – Restricted Use (Private Recreation and Hotel Convention Centre) under the City of Cockburn Town Planning Scheme No. 2. The proposed ‘Urban’ and ‘Residential’ zonings to facilitate the development of an integrated residential golf course estate."

- "Prodev Corporation Pty Ltd, experienced project manager and land developer were appointed by the landowners to oversee and co-ordinate the development of the Lakes Golf Course Estate."
- "The subject land which is only 18km from the Perth GPO is strategically placed to offer home buyers a homesite in a very desirable golf course setting."
- "In wanting to effectively guide and co-ordinate the development proposals in this area, Council in 1991 prepared a Concept Plan which involved reducing the golf course to 9 holes surrounded by residential development."
- "Council at its ordinary meeting held on 1 September 1992 resolved to support in principle a revised integrated Residential /Golf Course (18 hole) Concept prepared by Chappell & Lambert Planning & Design Consultants. Plan No.5 depicts the Concept Plan endorsed by Council."
- Objective - "It is the landowners objective to create a desirable residential environment that capitalises on the natural abilities and characteristics of the site and an integrated 18 hole golf course....."
- Golf Course / Club House - "It is proposed that the residential estate be developed around an international standard, 18-hole public golf course. The design and layout of the golf course seeks to: maximise integration of the golf course throughout the estate ... create an international standard 18-hole golf course."
- "The golf course will be complemented by a Country Club/Tavern which will incorporate a range of sporting and recreational facilities and amenities."
- Residential - "As clearly indicated in the Concept Plan the residential estate has been integrated with an 18-hole golf course. The design of the residential precincts seeks to maximise the number of residential homesites with direct aspect of the golf course and provide a number of homesites with secondary views of the golf course."
- "By locating the entry roads to the residential cells with direct views across the golf course, all residents within the residential villages will benefit from the proximity of the golf course and the ‘feeling’ of being within a golf course estate. Recent research indicates a strong demand for residents to live within a golf course estate."

- Conclusion - “As clearly demonstrated within the Concept Plan, the Lakes Golf Course Estate will be developed as an exciting upmarket residential estate established around an attractive 18- hole golf course.”
- “Council and PDUD are therefore requested to support this development by initiating the necessary amendments to the Metropolitan Region Scheme and City of Cockburn District Town Planning Scheme No. 2.”

Accordingly, with the SU1 land use zoning golf course amenity, how can this land simply be rezoned without all the integrated residential owners agreeing to a change in zoning if the integrated residential development forms part of and is an integral part of the initial SU1 zoning? The City of Cockburn failed to protect this zoning insofar as the integrated residential owners are concerned.

**Loss of Amenity and Negative impact if golf course land rezoned to R20, R30, R40 and R60.**

**Climate change:** There will be a significant impact on climate change on the 54.9ha golf land as the developer intends to destroy 700 of the 1,200 mature trees and infill the land with 600 houses (and possibly more), trees that have grown for over 65 years. It is important to note that according to the University of Maryland, Environmental Science and Technology, October 2018, Golf benefits to the environment – which includes research data from the University of Melbourne - an 18-hole golf course (80 acres or 32ha) produces enough oxygen annually to sustain 85,000 people. Turf grass and vegetation also have the effect of reducing the heat island effects of an area – critical in urban environments. Glen Iris Golf Course is 54.9ha - extrapolated, can annually produce enough oxygen for over 135,000 people.

**Fauna and Flora:** The Concept Plan identifies the removal of 700 of the 1,200 mature trees that form part of the Glen Iris Golf Course Estate, including much of the Banksia Woodland (“good” quality - approximately 2ha). Many trees were the roosting/resting trees for the Federally protected Carnaby’s Cockatoo and the Forest Red-tailed Black Cockatoo. To date five of the seven lakes have been drained. This means that the two species of Federally protected Black Cockatoos, being the Carnaby’s White-tailed Cockatoos (listed as endangered under the EPBC Act) and the Forest Red-tailed Black Cockatoos (listed as vulnerable under the EPBC Act) will be losing their Glen Iris Golf Course water source forever, something which they have relied on for nearly 30 years. Sightings of these Cockatoos has reduced considerably since the lakes were drained. This point is very important as the tall roosting trees at the Glen Iris Golf Course are located ‘adjacent to water’. Upon purchase of the golf course the property developer immediately set about making the golf course as destitute/as barren as possible, by stripping all of key infrastructure assets and undertaking minimal maintenance (including draining water) that made it a viable 54.9ha golf course/ fragile ecosystem, of which wildlife and birdlife were dependent upon - essentially running it as far in to the ground as possible, seemingly trying to reduce it to the point of no return of the flora, fauna and birdlife. The golf course residents and the wider community have also sighted many Priority 4 Quenda. If the infill goes ahead, these animals will be killed as “they do not relocate well, and it is not a recommended option” according to the DBCA.

The quality of life for residents living with the Glen Iris Golf Course Estate will be severely impacted by:

**Increased Traffic/congestion:** 11,500 daily traffic movements (based on 550 new homes) onto already congested Berrigan Drive, Jandakot.

**Pollution:** Caused by non-exhaust emissions – the (now) world recognised negative effect of Particulate Matter on human health - especially in urban areas - cannot be ignored.

**Noise – from vehicles/trains/aircraft:** Caused by heavy vehicle traffic and trains as Glen Iris Golf Course Estate is surrounded by Berrigan Drive, Kwinana Freeway, Roe Highway, freight trains and the soon-to-be Thornlie to Cockburn Metronet. Jandakot Airport flight path is directly overhead with 330,000 air movements per annum and expected to increase to 556,000 within the next 20 years. Residential building within the ANEF as outlined in the State Planning Policy 5.3 – Land Use Planning in the Vicinity of Jandakot Airport is only conditionally acceptable and should be subject to discretionary control. Additionally, the removal of trees/vegetation from the golf course will have sound ping off roof tops from overhead air traffic.

**Heat Islands:** Caused by concrete, asphalt and bitumen of land infill resulting in reduction of vegetation will create heat islands, detrimental to health.

**Light pollution from street lighting:** 220 of the Estate homes abut the golf course with extensive windows facing the golf course, designed to maximise views. Circadian Rhythm and Melatonin will be compromised.

**Fire risk:** Due to climate change, we are facing an increased risk of catastrophic bushfires in bushfire prone areas. According to Landgate Property Interest Reports, the Glen Iris land in question is shown as “Bush Fire Prone Areas”. The challenges and concerns of planning in Perth’s bushfire prone zones has now reached the recognition of the WAPC.

**Wetlands:** According to Landgate Property Interest Report, the southern part of the golf course details that land as being “wetlands”. Development on Roe 8 was stopped because of the wetlands. This land should also be protected.

**Jandakot Water Mound:** The Jandakot Groundwater Mound is a sand aquifer. It contributes 9 gigalitres (320 million cubic feet) annually to Perth’s municipal supply of drinking water and is also heavily used for private supplies. Where it is close to the surface, it supports extensive wetland systems. Extra housing infill presents the potential for pollution through mishaps, accidents and chemical contamination (chlorine, pools and spas), illicit drugs etc.

**Security:** Impact to privacy and security resulting from pedestrian/cycle paths running behind properties abutting the golf course.

The developers, through their Project Manager, Acumen Development Solutions, consistently failed to meaningfully engage with the residents of Glen Iris Golf Course Estate, nor given any valued consideration to the local community’s wishes or desires. Focus Groups organised by Acumen had an average of 17 people over a 5-month period, out of over 1,500 residents. No discussion about the golf course was permitted.

Land and/or properties in the Glen Iris Golf Course Estate were sold with an amenity (ie golf course) which heavily featured in marketing and \*advertising material for several decades, and indeed right up until the golf course land sale in April 2020, no doubt the wording used in the advertising/marketing relied on wording used in the submissions to the City of Cockburn, including that of Chappell & Lambert (excerpts in red above), which clearly showed the initial developer’s clear intention to create an integrated residential development in/around/within an international 18- hole golf course.

\*Excerpt from original advertising brochure: *“Set amongst the lush greens and fairways of the world class Glen Iris golf course, the Estate boasts magnificent homesites, picturesque lakes, fountains and serene wooded parklands”. “Glen Iris ensures total security, a lifestyle second to none and the added benefit of being an excellent investment for the future. For quality of life in a very different environment, nothing else compares.”*

Application to rezone the golf course land from Special Use 1 is imminent and therefore, the JRRA is earnestly seeking your help to stop this rezoning - and loss of this Amenity/character of the area - as we believe it goes against what was originally intended, ie to create a Golf Course Estate – an 18-hole golf course with integrated residential development.

Why would a developer spend \$27.4m if they had not already received some indicative approval? Why is the City of Cockburn ignoring the concerns of its ratepayers in favour of the developer?

The extensive community of Jandakot and Cockburn is deeply concerned, and strongly opposed, to the potential rezoning of the 54.9ha Glen Iris Golf Course/ Fragile Ecosystem and is petitioning the Legislative Council to urgently investigate and initiate a full enquiry into the original intent of the Special

Use 1 zoning to create the “Glen Iris Golf Course Estate” and not allow the current residents (773 residences) who purchased land/property in the Golf Course Estate to suddenly find themselves living, adjoining, or nearby golf course land which is now intended to be infilled with hundreds of houses. The City of Cockburn does not have a golf course amenity for its 112k residents.

‘Directions 2031 and Beyond’ was an overarching strategic plan for the Perth metropolitan area published by the WAPC. This plan does not reflect that the Glen Iris Golf Course would be infilled and does not form part of Directions 2031.

The suburb of Jandakot was planned to be zoned for what it is - it gives a good balance to the surrounding area. The logic hasn’t changed, and it doesn’t make good sense to change the zoning.

Leanne Chaproniere, Petitioner and Chairperson, Jandakot Residents and Ratepayers Association (Inc.) 21 October 2021