

# WELCOME

*GLEN IRIS ESTATE* 

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@glenirisestate.com.au](mailto:Louise@glenirisestate.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](https://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**.



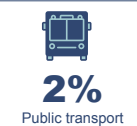
### How Glen Iris compares to other Estates?

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

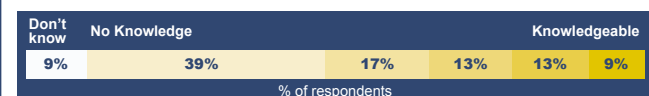
### TOP 4 Reasons Glen Iris is better



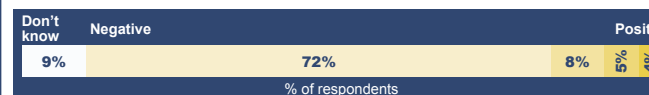
### TOP 4 Elements missing from Glen Iris



### Knowledge of future Glen Iris Development



### Current sentiment towards proposed Glen Iris Development



### TOP 4 What people know



"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"

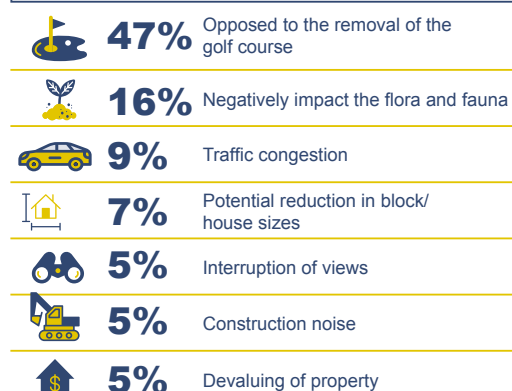
### Reasons for support

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."



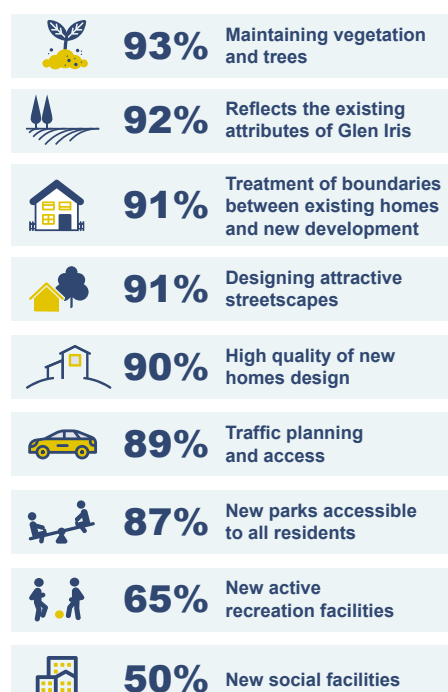
### TOP 7 reasons for opposition



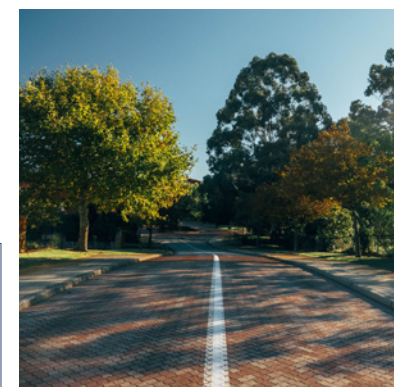
Stated areas for consideration by the developer reinforce the importance of flora and fauna, and minimising traffic



### Importance of future planning aspects | % extremely important



### Priority of future planning aspects for consultation | % high priority





# 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-logging 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.

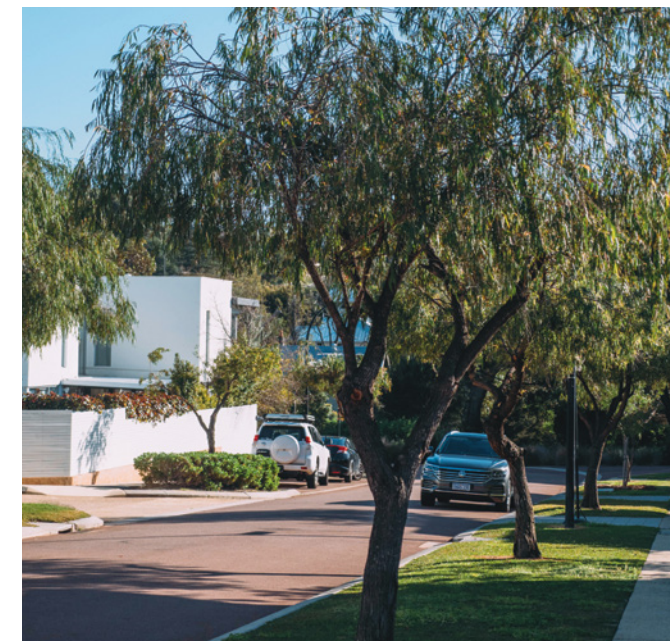
**At Glen Iris Estate, we'll be responding to feedback in Survey #1 by designing wide, leafy streets, perfect for homes with lots of kerb appeal.**

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.







**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](https://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](https://HaveYourSayGlenIrisEstate.com.au)**, complete the Expression of Interest form and email it to **[louise@glenirisestate.com.au](mailto:louise@glenirisestate.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**.

