

Education and awareness

Peet Limited believes the purchasers of property in the proposed new estate will also play an important part in protecting the natural environment at Brigadoon and will implement a community education and awareness program.

Through this program, purchasers will be provided educational materials with information about the site including:

- the clearing restrictions;
- its importance as a potential habitat for Carnaby's Black Cockatoo and Baudin's Black Cockatoo;
- the important vegetation and landscape features of the site;
- the Aboriginal heritage values;
- its proximity to the adjacent Parks and Recreation Reserve and neighbouring National Park; and
- the bushfire management plan and regulations.

As part of the community education and awareness campaign, Peet Limited will also supply purchasers with 1,000 native seedlings to plant within their lot following the construction of their home. This will comprise seedlings of species which provide suitable foraging and breeding habitats, including Jarrah (*Eucalyptus marginate*), Marri (*Corymbia callophylla*), Wandoo (*Eucalyptus wandoo*), Bull Banksia (*Banksia grandis*), Wavy-leaved Hakea (*Hakea undulate*) and Honeypot Dryandra (*Banksia nivea*).

For more information about Peet's proposed Brigadoon project visit www.peet.com.au



A potential Habitat Tree which has been identified and will be retained.

Environmental protection information sheet

Brigadoon

Peet Limited's plan for the proposed 214 lot special-rural project at Brigadoon is focussed on retaining the environmental and cultural values of the area.

The proposed development site is located within the Darling Range and is surrounded by Parks and Recreation Reserves to the north, west and north-east, the existing Brigadoon development to the south, and rural properties to the east. There are also several significant conservation areas nearby, including Walyunga National Park to the north, and Avon Valley National Park and Paruna Wildlife Sanctuary to the north-east.

As part of progressing with the development, Peet Limited will be transferring almost half its property (393 hectares) to the State Government to be preserved as native bushland. This area will adjoin Walyunga National Park and the Swan River.

Peet Limited is also putting in place stringent measures relating to each lot to help protect native flora and fauna, assist in the protection of the Swan River and Bells Rapids and manage any potential bushfire risk.

Understanding the natural environment

Since acquiring the Brigadoon landholding, Peet Limited has worked with experienced environmental specialists including Cardno WA Environmental Services. The environmental investigations undertaken at the property include:

- repeated and detailed *Flora and Vegetation Surveys*, undertaken in accordance with the policy of the Western Australian Environmental Protection Authority;
- a detailed *Fauna Assessment*, including a *Survey of Significant Habitat Trees*;
- a *Creek line and Wetland Assessment*;
- a *Viewscape Analysis* to minimise any potential viewscape-related impacts of proposed development on the adjoining areas (Bells Rapids, adjoining picnic areas etc);
- both *Archaeological and Ethnographic Surveys* to locate and describe the Aboriginal heritage values of the site; and
- an *Urban Water Management Plan* (ongoing) to examine and manage drainage and erosion risk issues to ensure the Swan River, and other natural watercourses within and adjacent to the development will be protected.

Respecting the natural environment

Peet Limited's plans to create a special rural-project that is in keeping with the characteristics of the existing natural environment at Brigadoon, and recognises the environmental and cultural features within the site and in the surrounding area.

These features include:

Potential habitat for native fauna

The site has been identified as providing potential foraging and nesting habitat for a range of native animals, including Carnaby's Black Cockatoo and Baudin's Black Cockatoo (although a search for Cockatoo nests did not locate any active nesting). The proposal has been designed to retain habitat on the site so that the animals that currently utilise the site can continue to do so.

Habitat trees

64 Habitat Trees have been identified within the site. These are more mature trees that have, or have, the potential to have tree hollows which provide nesting and shelter opportunities for a range of native animals.

Priority flora

Three species of priority flora, *Schoenus capilifolius* (P2), *Rhodanthe pyrethrum* (P3) and *Hibbertia montana* (P4), have been recorded on the site. Areas of 'pristine' and 'excellent' condition vegetation. The project site contains less than two hectares of 'pristine' and just over six and a half hectares of 'excellent' condition native vegetation.

Creek line and wetland

There is a creek line and wetland within the northern portion of the project area.

Aboriginal heritage sites

The project site has evidence of historic traditional Aboriginal use and a number of Aboriginal heritage sites have been identified within the project area.

Protecting and enhancing the natural environment

The natural environment will be protected and enhanced through the careful planning and design of all aspects of the project, the application of stringent regulations and guidelines and the implementation of an awareness and education program with purchasers.

Planning and design

Number of lots

Peet Limited's plan, which includes 214 lots, reduces the overall number of lots originally proposed by the previous owners in the 1980s.

Building envelopes

All lots will have a maximum building envelope size, restricting the area that can be used for the construction of homes, sheds and garages to a maximum of 10% of the gross lot area.

In addition, specified building envelopes have been allocated for 48 lots to ensure any clearing for a dwelling is separated from significant environmental features. This will actually specify where a dwelling can be located on lots that contain creek lines, areas of high-quality vegetation, priority flora species and potential priority flora habitat; and views from the Swan River.



An ecologist inspects a tree hollow as part of Fauna Assessment works.



A Creek line and Wetland Assessment has been undertaken at the site.

Tree retention in road verges

Careful planning will ensure (where possible) roads are located along existing cleared tracks, and meander around habitat trees. Furthermore, these roads have been designed to allow for vegetation to be retained within the road reserve. Where vegetation is not able to be retained, revegetation works will be undertaken.

Creek line and wetland conservation area

A 10.2 hectare creek line and associated Wetland Conservation Area has been protected to retain the ecological function of the creek line and wetland within the northern portion of the project area.

This includes a 40-metre to 50-metre buffer around the wetland and creek line allowing the natural function of the water system to be preserved.

Landscaping and revegetation

Peet Limited will undertake extensive revegetation within road reserves, existing cleared areas, proposed lots and the proposed Parks and Recreation Reserve. Native seedlings will be used (including Eucalyptus and Banksia) to provide suitable foraging and breeding habitats for fauna, including Carnaby's Black Cockatoo and Baudin's Black Cockatoo.

Regulations and guidelines

Protective covenants

Protective covenants will be in place to ensure clearing within lots is only allowed for the construction of homes and fire management purposes. The protective covenants will also reduce the spread of damaging, non-native species by preventing any declared plant species, such as invasive plants and weeds, being planted. Landowners will also be required to seek advice on clearing for fire management areas from a Bushfire Protection Manager, who will be made available to purchasers in the future.

Memorials on Title

Purchasers will be alerted to any environmental or cultural features located on their lot, as well as their responsibilities with respect to protecting those features. This will be regulated through the inclusion of Memorials on Title, which appear on all landowners' Certificate's of Title.

Protection of Aboriginal heritage

Purchasers will be provided with information on the nature and significance of any Aboriginal heritage sites on their lot and their obligation and responsibilities under the *Aboriginal Heritage Act 1972*. A 20-metre buffer between identified Aboriginal heritage sites and specified building envelopes will also be enforced to ensure that sites are protected.