

Planning information sheet

Brigadoon

Peet Limited's plan for a special-rural project at Brigadoon will create a sustainable community that is in keeping with the characteristics of the existing natural environment.

Since 2006, with input from the community, specialist consultants and relevant government authorities, Peet Limited has developed a plan that will protect and enhance the natural environment, provide benefits to the community and be attractive to people looking to enjoy the idyllic lifestyle that Brigadoon offers.

Development in Brigadoon

Peet Limited's Brigadoon landholding formed part of an original 2,631 hectare landholding, of which some 1,390 hectares (53%) was rezoned to 'Special Rural' under the provisions of the City of Swan *Town Planning Scheme No. 1* in 1984.

Rezoning of the site required development and subdivision to be in accordance with an adopted *Subdivision Guide Plan* which detailed information such as lot sizes, road layout, building and fencing controls, water supply, recreation areas and fire management, as well as the vesting of areas of Regional Open Space and Public Open Space.

Two initial stages of development of Brigadoon created a total of 239 lots.

Stage 1, located south of Campersic Road and developed in the mid 1980s, delivered lots of a minimum of 1.5 hectares and averaging approximately 4.0 hectares. Stage 2, located on the northern side of Campersic Road and developed in the early 1990s, created a total of 57 lots averaging 2.9 hectares.

In more recent years, Stage 6, which is a 240 hectare area also known as 'Jumbuck Hill' west of the Swan River and the northern section of original Stage 5, totalling a further 109 hectares, have been reserved as Regional Open Space.

Peet Limited at Brigadoon

In September 2004, Peet Limited acquired the balance of the Brigadoon land, comprising Lot 1010 and Lot 1022 Campersic Road, totalling some 861 hectares. This area was originally proposed to be the last stage of the original Brigadoon development and was subject to an approved Outline Development Plan (ODP).

Planning for a special-rural project

The original ODP was reviewed by Peet Limited's specialist consultant team and a more environmentally sensitive plan, reflecting changes to Local, State and Federal Government policy, was designed addressing the requirements of the relevant legislation and related policies.

There are 214 special-rural lots proposed for Peet Limited's Brigadoon community, ranging in size from 1.5 hectares to 5.05 hectares. The average size is 1.9 hectares (five acres), which is equivalent to the surface area at Subiaco Oval or some 22 full-size basketball courts.

Peet Limited's plan also ensures the protection of nearly half the project site by transferring 393 hectares to the State Government to be preserved as Regional Open Space.

Peet Limited's revised ODP was lodged with the City of Swan in December 2006 and following more than 12 months of consultation with the community and relevant government authorities, the City of Swan Council unanimously supported Peet Limited's plans in February 2008.

Changes to the original plan

Peet Limited's ODP includes some significant changes to the original plan. Some of the key design revisions include:

- full retention of a wetland area and associated creek line within the project area;
- reconfiguration of boundary lots, realignment of roads and greater use of building envelopes to minimise impact on key environmental features and values of the site;
- identification of habitat trees on the ODP ensuring their protection during future development of the site;
- an increase in the width of the fire protection zone within allotments from 15 to 30 metres in line with the latest State Government policy; and
- an overall reduction in the number of lots proposed for the site.

In addition, protective covenants which are enforceable by the City of Swan will specify clearing limitations on individual lots, the placement of building envelopes, firebreaks and driveways as well as building controls and site fencing.

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