

Nestled in the Darling Range approximately 30 kilometres north-east of the Perth CBD, Avon Ridge is surrounded by the beautiful natural environment of Brigadoon. From its unique location, the estate offers homebuyers striking views over nearby nature reserves, adjacent rural landholdings and Perth's city. There is a Parks and Recreation Reserve and National Park to the north, west and north-east of the estate, the existing Brigadoon development to the south, and rural properties to the east.

## UNIQUE NATURAL ENVIRONMENT

Three species of priority flora, *Schoenus capillifolius*, *Rhodanthe pyrethrum* and *Hibbertia Montana* have been recorded at Avon Ridge and will be protected from building envelopes and construction activity.

The estate contains less than two hectares of pristine and just over six and a half hectares of native vegetation in excellent condition, which is also protected by protective covenants and excluded from nominated building envelope areas. There is a creek line and wetland within the northern portion of the estate and numerous creek lines which drain to the west and north of the area.

As well as these areas of native flora, Avon Ridge is located in close proximity to several significant conservation areas:

### **Walyunga National Park**

Within walking distance of Avon Ridge, Walyunga National Park is almost 1,800 hectares in size and provides an important conservation reserve for unique Darling Range flora and fauna. The Swan-Avon River creates a spectacular valley running through the Park and Walyunga's iconic Bells Rapids is one of the key vantage points for the Avon Descent.

### **Paruna Wildlife Sanctuary**

Located along the Avon River between the Walyunga and Avon Valley National parks, the Paruna Wildlife Sanctuary is approximately 2,000 hectares and forms an important corridor of natural vegetation in the Brigadoon area.

### **Brigadoon Parks and Recreation Reserve**

Located next to Avon Ridge lies a 393 hectare Parks and Recreation Reserve. Peet Limited will transfer ownership of the Reserve to the State Government to provide a valuable extension to the existing National Park.



## NATIVE WILDLIFE AT BRIGADOON

The Brigadoon area is also home to unique birdlife such as Black Cockatoos that use the vegetation found at Brigadoon for feeding and, potentially, for nesting. These include:

### **Carnaby's Black Cockatoo**

Carnaby's Black Cockatoo (*Calyptorhynchus latirostris*) is a large cockatoo species that is only found in the south-west of Western Australia. It is distinguished by white tail markings, white cheek patches and a short bill.

### **Forest Red Tailed Black Cockatoo**

The Forest Red Tailed Black Cockatoo (*Calyptorhynchus banksii* subspecies *naso*) is a large black cockatoo with scarlet feathers on its tail and a distinctive call resembling 'kar-rark' (the basis of its Aboriginal name).

### **Baudin's Black Cockatoo**

Baudin's Black Cockatoo (*Calyptorhynchus baudinii*) is a large cockatoo only found in the south-west of Western Australia. The cockatoo has white tail markings, white cheek patches and a long bill.

The importance of these native animals is recognised in a number of special measures Peet has put in place to retain and increase areas of vegetation important for the birds' nesting and feeding.

## PROTECTING THE NATURAL ENVIRONMENT

Peet Limited's plans for the development of Avon Ridge are in keeping with the characteristics of the existing natural environment and its native animal and plant life.

Peet Limited has worked with experienced environmental specialists to ensure the environmental and cultural values of the area are retained and protected.

The unique environment around the estate is being protected and enhanced through the careful planning and design of all aspects of the estate, the application of stringent regulations and guidelines and the implementation of an awareness and education program with future residents.

Measures being implemented to protect the natural environment include:

### Planning and design

Peet Limited has reduced the overall number of lots originally proposed by the previous owners in the 1980s. There will now be just 214 special-rural homesites, or bushland lots, at Avon Ridge.

### Building envelopes

All bushland 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 50 lots to ensure any clearing for a dwelling is separated from significant environmental features such as Aboriginal Heritage sites and areas of high-quality vegetation.

### Habitat trees

A total of 70 mature habitat trees, which have the potential to provide valuable nesting hollows for a range of native animals, have been identified within the estate. These trees are specially protected throughout Avon Ridge through the use of Memorials on Titles, which is hoped to encourage Black Cockatoo species to breed in the area.

Revegetation and tree retention in road verges Extensive revegetation will be carried out within all road reserves, existing cleared and degraded areas, newly created bushland lots and the existing Parks and Recreation Reserve. Careful planning has ensured that, wherever 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.

Peet Limited is protecting special areas within Avon Ridge to help ensure Black Cockatoo species are able to continue using the estate and the wider local area, including nearby conservation reserves and Walyunga National Park.

### 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 estate.

## 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. Protective covenants will also reduce the spread of any 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 each landowner's Certificate of Title.

### Education and awareness

Peet Limited believes purchasers in Avon Ridge will play an important part in protecting the natural environment at Brigadoon. As such, Peet will implement community education and awareness programs with information about the site including clearing restrictions.

### Sustainable Development Guidelines

Guidelines have been prepared to provide direction in the planning of individual dwellings which will contribute to the overall residential amenity of the Avon Ridge Estate at Brigadoon community. The Guidelines aim to facilitate a newly built environment whilst maintaining the quality of the natural environment for all residents. They both prescribe and recommend design initiatives based on best practice principals to achieve this desired outcome. All purchasers at Avon Ridge will receive a copy of these Guidelines.

For more information about Avon Ridge visit [avonridge.com.au](http://avonridge.com.au)