



PURCHASER INFORMATION

WELCOME TO AVON RIDGE

Avon Ridge embraces the natural landscape of Brigadoon and lifestyle offerings of the nearby Swan Valley to deliver a truly unique way of life.

Avon Ridge has been designed to do more than capture the beauty of its surrounds however, this unique estate has been carefully planned to strike a balance that will protect the natural qualities of the land at Brigadoon.

With homesites varying in size from 1.5 hectares to more than 5 hectares, residents will enjoy living within a natural bush setting with spectacular views and vistas across valleys and hills.

To maintain the unique features of Avon Ridge - and the value of your investment - residents are required to comply with the Protective Covenants and are encouraged to adopt a sustainable lifestyle in keeping with the environment.

We invite you to join us in creating a special place to live by supporting these covenants and creating a modern, sustainable community.

ABOUT THIS DOCUMENT

The information within this document highlights elements of sustainable home design to ensure we are careful to consider the unique natural environment at Avon Ridge. It is important to ensure that your home has minimal impact on the surrounding environment to maintain it's natural beauty for generations to come.

That's why we recommend that you read this information carefully and refer to the Protective Covenants so that you can take them into consideration when you and your builder are designing your new home.

FIND YOUR ESCAPE

avonridge.com.au

INTRODUCTION

A UNIQUE ENVIRONMENTAL SETTING

Avon Ridge is located within the natural environment of the Darling Range on the edge of the Darling Scarp. There are several environmentally significant areas surrounding Avon Ridge including Parks and Recreation Reserves, Walyunga National Park, Avon Valley National Park, the Swan/Avon River and the Paruna Wildlife Sanctuary.

These areas support a rich diversity of plants and animals, including many endangered and vulnerable species. They are critical for the conservation of flora and fauna along the Swan/Avon River. This river leads into the iconic Swan Valley and finally Fremantle Harbour, a pivotal feature of Western Australia's identity. The environment of these important natural areas is connected to Avon Ridge.

PROTECTIVE COVENANTS

Given the environmental significance of Avon Ridge and the surrounding area, the Developer is committed to retaining the unique natural environment of the estate. Therefore, any vegetation clearing required for homes will be strictly controlled through Protective Covenants (specified as part of your contract of sale).

Limiting clearing will help retain the unique bushland feel of the estate and provide an intimate bushland setting, close to nature. Protection of the native vegetation at your home will encourage the presence of flora and fauna and contribute to preservation of the natural environment at Avon Ridge as well as the surrounding landscape.

One particularly important element of the Protective Covenants will be the restrictions on clearing, such that no clearing can be undertaken other than what is required for homes and fire management. This will ensure that significant vegetation is retained throughout Avon Ridge to maintain a high quality bushland lifestyle. This will also allow native wildlife to continue to use the estate, including endangered Black Cockatoo species.

OTHER IMPORTANT DOCUMENTS

There are a number of other relevant statutory documents relating to the construction of your new home that should be read, including:

- > City of Swan Local Planning Scheme No. 17 (LPS 17) and its applicable policies.
- > Building Code of Australia (BCA).
- > Australian Standard AS3959-2018 Construction of Buildings in Bushfire-prone Areas.

The requirements and recommendations in these documents benefit all home owners by ensuring minimum standards are achieved throughout the entire community.

OPEN JARRAH WOODLAND



RED-LEAVED SUNDEW *DROSERA BULBOSA*



GOMPHOLOBIUM





FIND YOUR ESCAPE



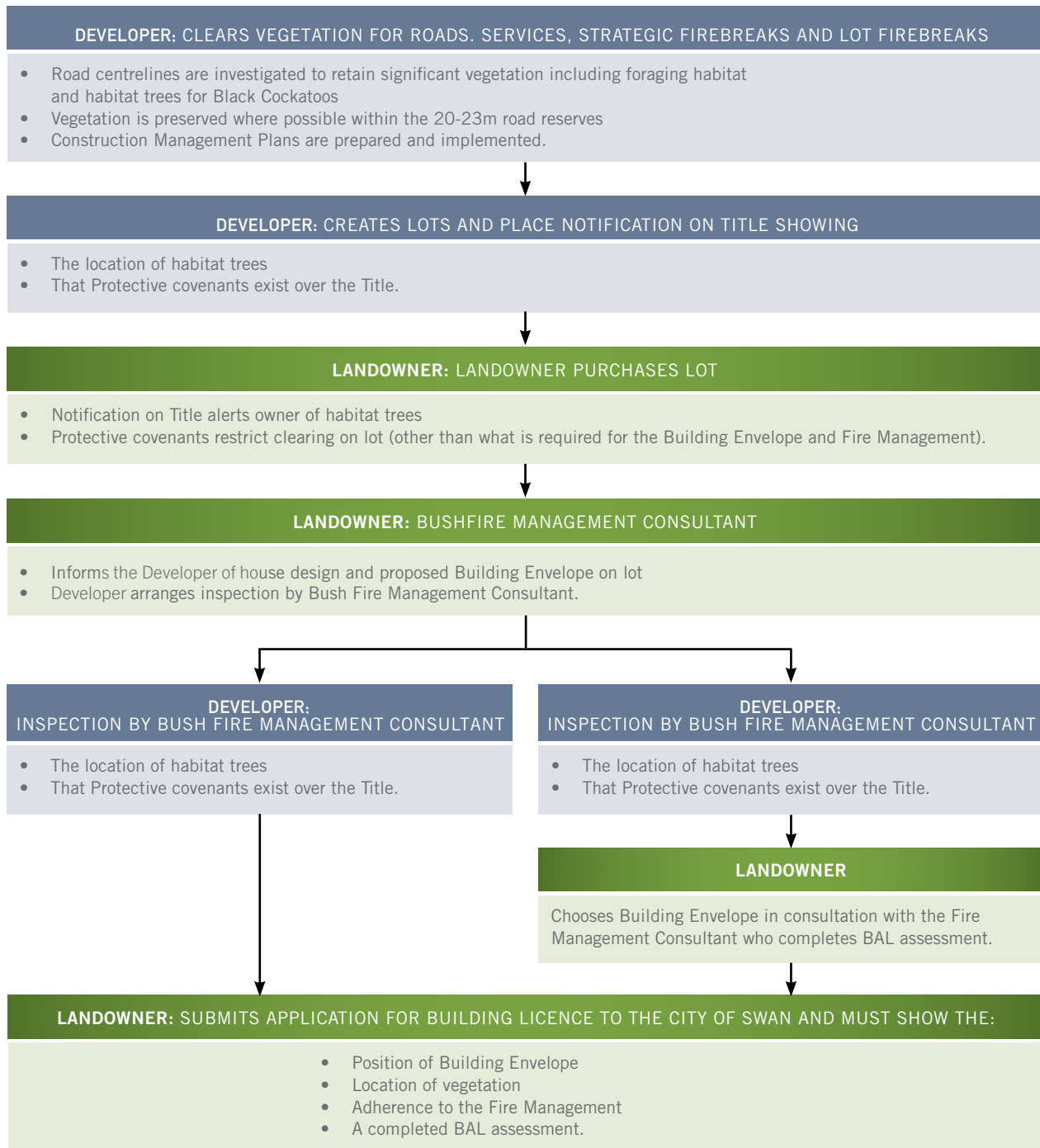
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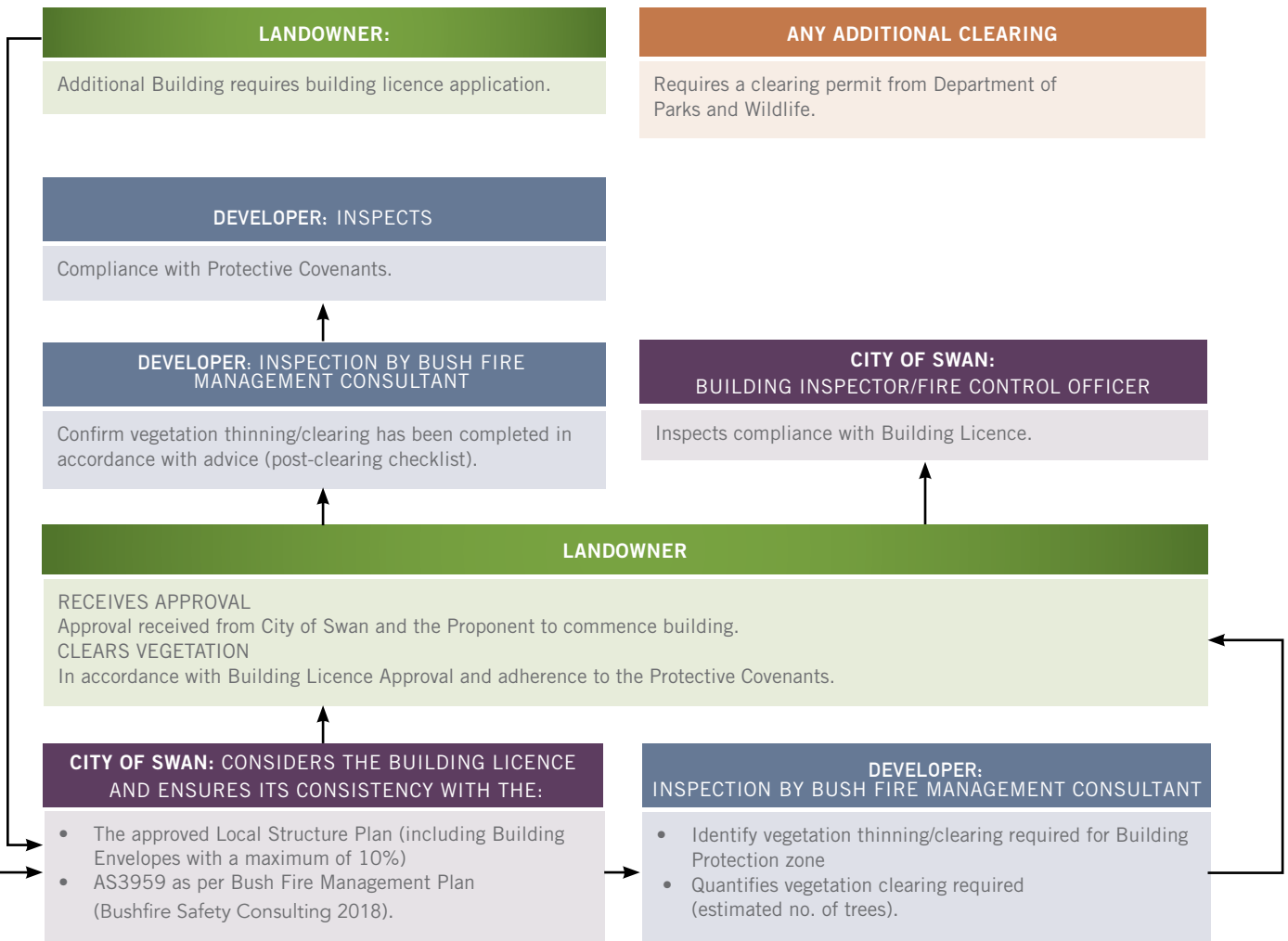
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YOUR BUILDING APPROVAL PROCESS

APPROVAL PROCESS



YOUR BUILDING APPROVAL PROCESS



SITE PARAMETERS AND PLANNING: YOUR GUIDE TO MAKING THE MOST OF YOUR NEW HOMESITE



SITE PARAMETERS AND PLANNING

SITE PARAMETERS

Plan well to make the most of your site before you design or build your new home.

Every homesite at Avon Ridge is different and your home design and orientation should maximise its best features, so you can make the most of the Avon Ridge lifestyle.

In keeping with sustainability principles, it is also recommended that dwellings be designed to minimise energy consumption.

WHERE YOU CAN BUILD: YOUR BUILDING ENVELOPE

The area where you can build on your homesite at Avon Ridge (the building envelope) cannot exceed 10% of the total area of your lot.

A maximum of 1,000sqm of existing vegetation is allowed to be cleared within the selected building envelope.

This includes clearing for homes, outbuildings, sheds, pools, gardens and driveways.

The building envelope must be within a defined building envelope area (if applicable) and that zone is indicated in your Contract of Sale and the approved estate Structure Plan.

You may build within an area that is not greater than 10% of your total lot size and is at least 15 metres from the road reserve; 30 metres from your neighbour's boundary and 30 metres from any designated public open space.

The City of Swan approval process includes checking that your building plans comply with the setback requirements.

OTHER RESTRICTIONS ON YOUR BUILDING ENVELOPE

Your building envelope may also not impinge or have any impact on:

- > Areas of 'pristine vegetation'.
- > Areas of 'excellent vegetation'.
- > Potential priority flora habitats.
- > Aboriginal heritage sites.
- > Habitat trees.

The building envelope zone is generally defined by the minimum setbacks which are as follows:

BOUNDARY	MINIMUM SETBACK
Road reserve	15 metres
Common lot boundaries	30 metres
Public open space	30 metres
Strategic firebreaks	60 metres from outer edge of firebreak

SITE PARAMETERS AND PLANNING

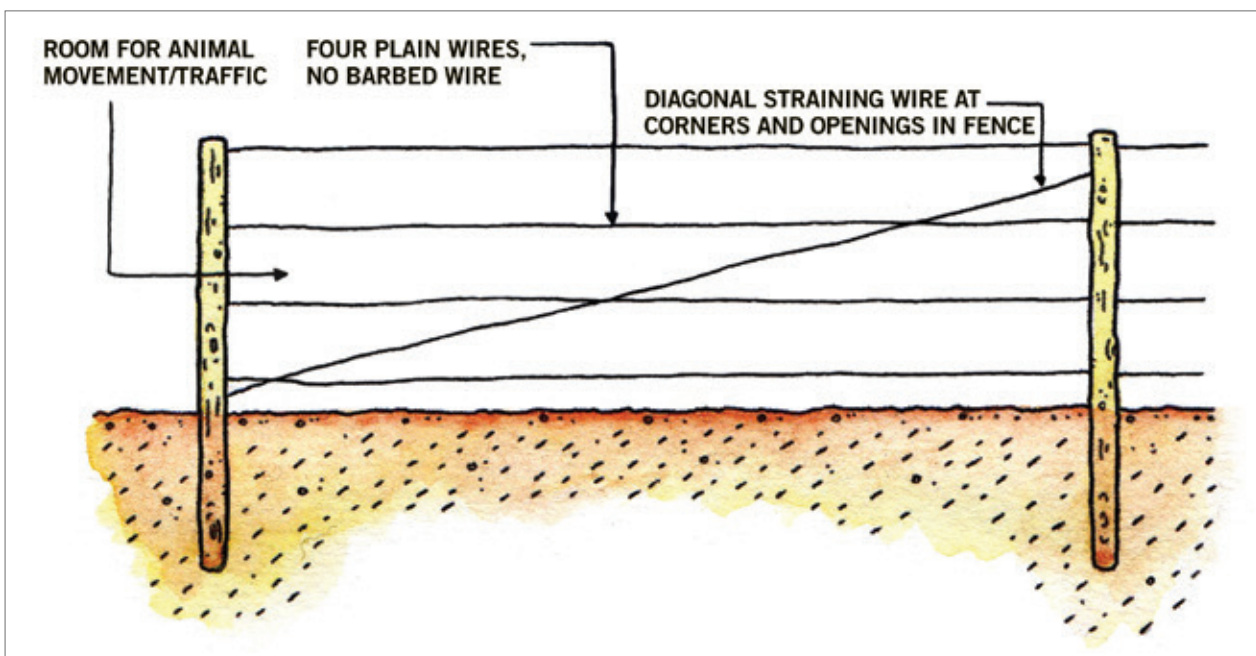
FENCING

A uniform approach to fence design has been adopted to retain the rural character of Avon Ridge, minimise the visual impact on the natural landscape and allow for fauna movement through the community.

If you're using a Colorbond fence for this purpose, select from 'Riversand', 'Teatree', 'Hedge', 'Meadow', 'Willow', or 'Grey Ridge' - they are all appropriate colours for Avon Ridge's bush setting.

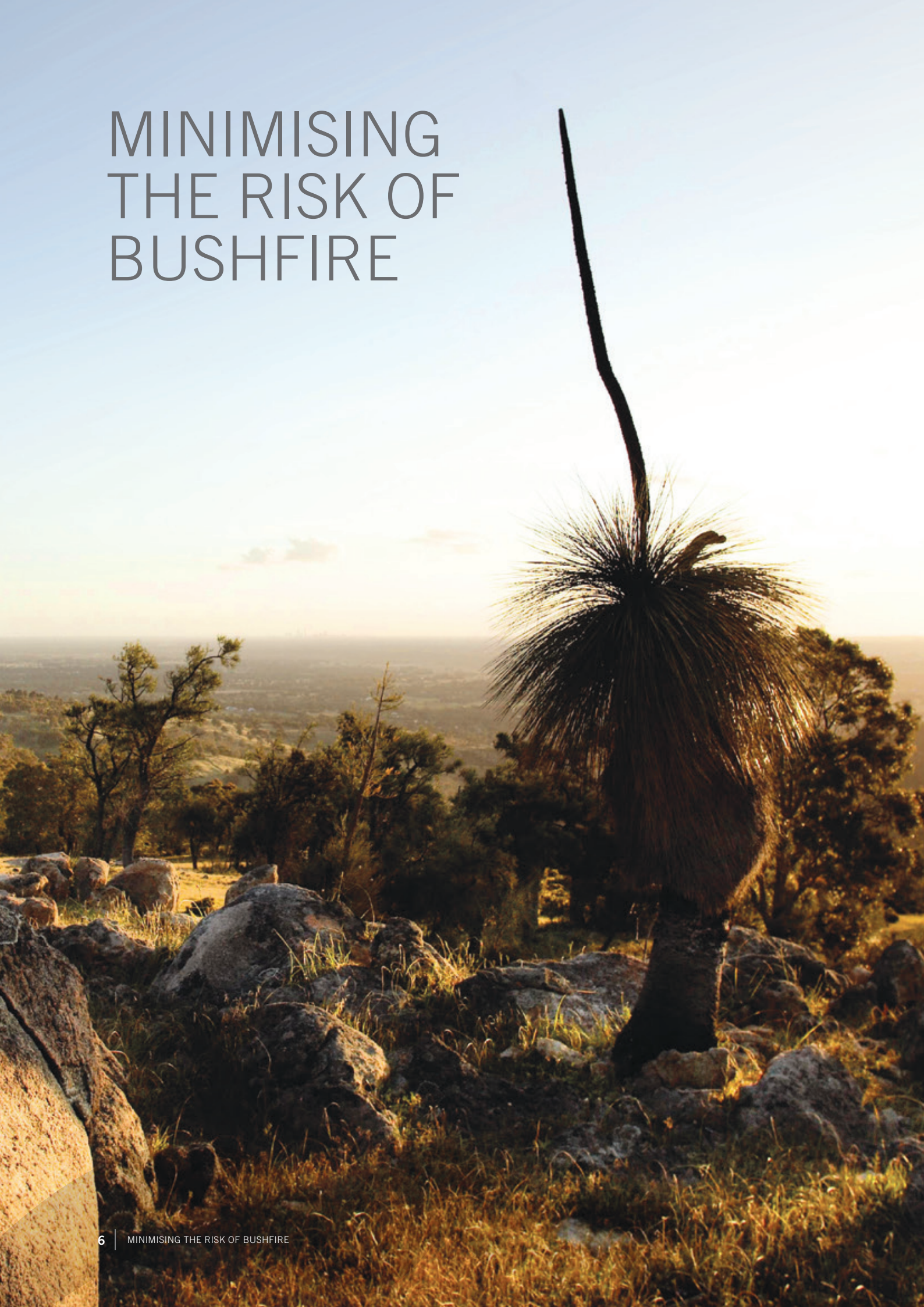
Post and wire fencing is provided (by the Developer) for all lot boundaries. An entry gate will also be provided, located at the crossover as specified on your lot diagram as part of your Contract of Sale. An additional 1.2 metres high 'Ring Lock' fencing is also permitted around building envelopes and will be required if you have a dog, for example. Solid screening fencing of service and storage areas such as drying areas is permitted and the finish should be complementary to the home and outbuildings.

FENCING



Fauna friendly fencing

MINIMISING THE RISK OF BUSHFIRE



MINIMISING THE RISK OF BUSHFIRE

BUSHFIRE BEHAVIOUR - YOUR GUIDE TO BUSHFIRE SAFETY

Bushfires can be a great risk to your home. Understanding the characteristics of how a bushfire behaves is an important facet of bushfire safety. A bushfire is influenced by three key factors; vegetation (fuel), terrain (topography) and weather conditions.

Firstly the amount of vegetation or fuel can influence how hot a bushfire burns and how fast it spreads. Fuel loading is the amount of fuel present in any given area and is the material that is consumed in a fire. Fuel loads include scrub density, litter depth, the percentage of dead scrub as well as the type of vegetation present. The removal of fuel from around your home will reduce fire intensity.

The terrain influences a bushfire's speed and intensity. Fires that burn uphill will burn faster than those on a flat or downhill slope. For every 10 degrees of upslope the bushfire will double its rate of speed. Depending on the topography surrounding your home, you will have a different bushfire risk.

Finally weather conditions are a key factor in the behaviour of a bushfire. Hot temperatures, dry and windy conditions can influence the speed, intensity and direction of a bushfire. Hot, dry and windy days increase the bushfire danger rating.

Bushfires spread in three main ways:

- 1. Burning embers** - Embers are burning leaves and twigs that are carried by wind. When an ember lands on vegetation such as dry grass they can start small fires. These fires smoulder, grow and spread if left unchecked. This can create many smaller fires ahead of the main fire.
- 2. Radiant heat** - Radiant heat refers to the high temperatures that radiate from the fire. High levels of radiant heat can heat fuels in front of the fire until they ignite and continue to burn.
- 3. Direct flame contact** - Flames move forward and ignite dry fuels ahead of the fire.

EXAMPLES



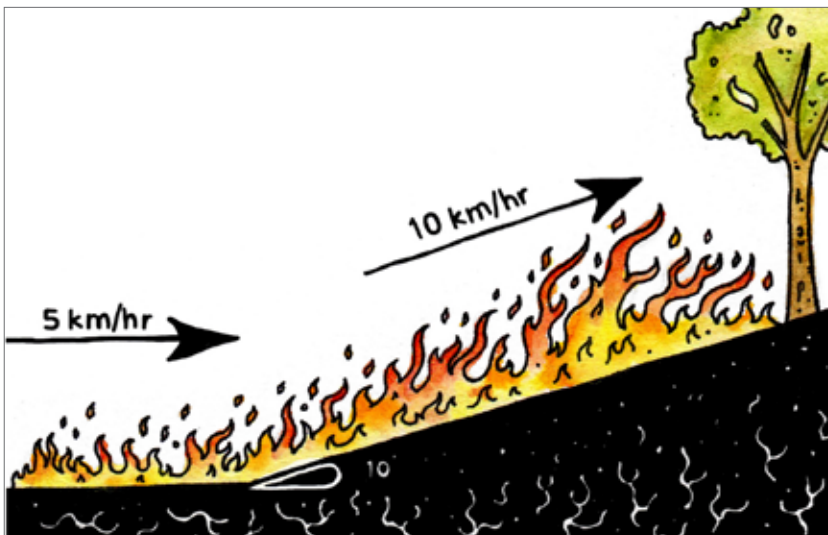
Native vegetation found at Brigadoon



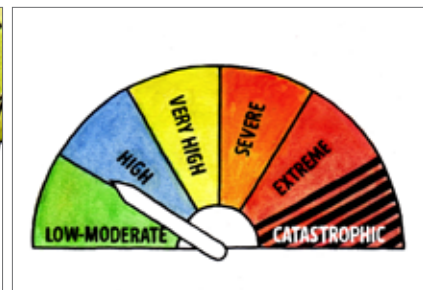
Bushfire engulfing native vegetation



Leaf litter can have a high fuel load



The influence of terrain on bushfire speed



Bushfire Danger Rating

MINIMISING THE RISK OF BUSHFIRE

This section of the Sustainable Living Guidelines, provides you with advice on how to reduce your bushfire risk.

PLANNING FOR BUSHFIRE SAFETY AT AVON RIDGE

The Developer is committed to bushfire safe design at Avon Ridge. Compliance with the Fire Management Plan is a mandatory requirement for each landowner. The Fire Management Plan incorporates a number of planning mechanisms to manage and control the bushfire risk. These measures have been incorporated within the design and planning stages of the estate.

BUILDING PROTECTION ZONE AND HAZARD SEPARATION ZONE

The aim of the Building Protection Zone (BPZ) and Hazard Separation Zone (HSZ) is to reduce bush fire intensity close to dwellings, and to minimise the likelihood of flame contact with buildings.

The BPZ is a low fuel area immediately surrounding a building. This 30 metre zone is to be implemented around all homes and associated outbuildings within the Estate. Ensure that the first five metres around your home is cleared of all flammable material. It is essential that land owners maintain the BPZ to reduce potential damage from fires.

The BPZ should be located in areas of limited existing vegetation to minimise clearing. The thinning process for the BPZ requires supervision (pre and post thinning inspection for individual lots) by a qualified Fire Management Consultant. The Fire Management Consultant will also provide advice on how the vegetation can be suitably modified to meet fire safety criteria whilst minimising the reduction of native vegetation.

The HSZ should extend at least a further 30 metres beyond the BPZ. This zone assists in reducing the fire intensity when a bushfire impacts on buildings within a subdivision. Maintenance of the HSZ requires the removal of dead material to reduce the fuel load. This can be achieved through raking of leaves and dead material and using small controlled fires.

The Fire Management Consultant will provide site specific advice about the vegetation modification required to reduce the risk of bushfires. Ideally your home will be located where there is already minimal vegetation.

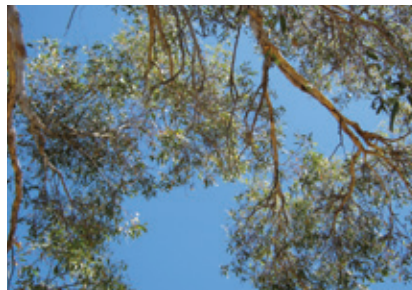
When you manage your garden you should consider these options:

- > Ensure that the first five metres around your home is cleared of all flammable material. Reticulated gardens may be located in this zone.
- > For the remaining 25 metres of the BPZ around your home, the spacing of trees should be as such that no crowns are touching or overlapping.
- > Ensure that lower branches are pruned so they are at least two metres off the ground to prevent surface fires spreading to trees.
- > Isolated shrubs and understorey species can be retained but dense understorey vegetation should be thinned.
- > Branches should be removed at least two metres back from the eaves of all buildings to create a fuel free buffer around your home.
- > All dead leaves, dead branches and tall grass should be removed from the BPZ prior to construction. Maintain a low fuel load by removing any excess leaf matter, dead branches or tall grass regularly.
- > No tall shrub (height no greater than one metre) or small tree is to be located within two metres of a building (including windows).

EXAMPLES



Hazard Separation Zone



Example of overlapping canopies



Firebreaks in the south western corner of the estate

MINIMISING THE RISK OF BUSHFIRE

FIREBREAKS

Strategic firebreaks have been positioned throughout the estate to enable access for fire appliances. Strategic firebreaks are positioned along the northern and western boundaries to enable strategic access and fire control for fire appliances.

Firebreaks provide access for emergency service vehicles within the community. Each lot is required to maintain a firebreak along their lot boundary. Lot firebreaks should be at least three metres wide of cleared land and four metre vertical clearance and be maintained annually. It is your responsibility that overgrown vegetation does not encroach over the firebreaks. Management of your firebreak should comply with the *Bushfires Act 1954* and the City of Swan Firebreak Order.

The image on page 8 details the firebreaks for the south western corner of the estate. The green line indicates the strategic firebreaks positioned along the boundary of Avon Ridge. The red lines indicate the lot firebreaks positioned along the boundary of each lot.

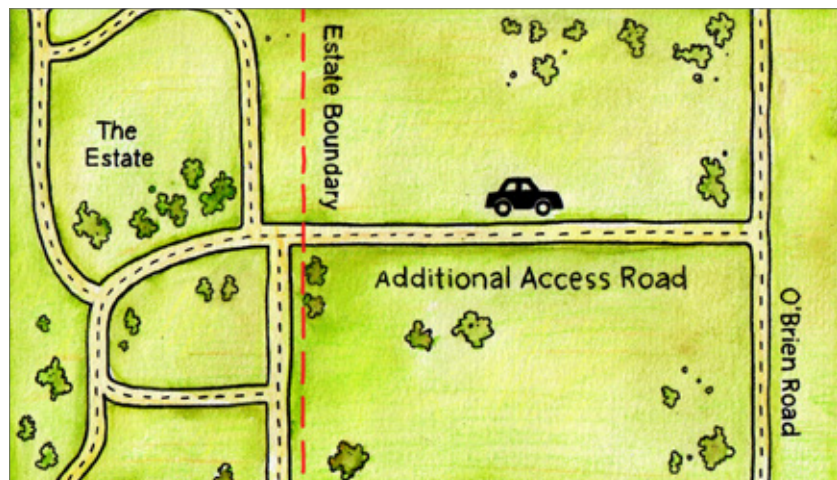
FIRE HYDRANTS

Fire hydrants are to be installed every 200 metres along internal roads and marked with standard fire hydrant markings. To improve fire suppression capability, fire hydrants will be installed at 100 metre intervals on the outer road system interfacing with regional open space on the northern and western edge of Avon Ridge.

ADDITIONAL ACCESS

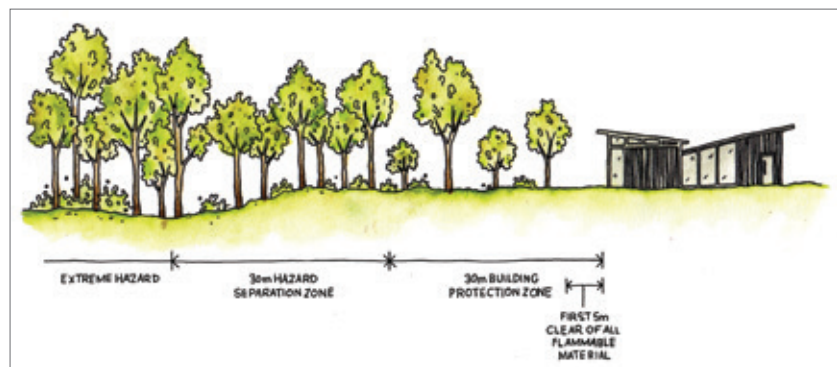
An additional road linking Connemarra Drive to O'Brien Road.

The additional link provides an alternative emergency access route for the community, emergency vehicles and also for the existing residents of Brigadoon.



Map of additional access to O'Brien Road

EXAMPLE OF BPZ AND HSZ



MINIMISING THE RISK OF BUSHFIRE

CONSTRUCTION AND DESIGN

The design and placement of your home is an important aspect of bushfire safety. During the planning and development phase of Avon Ridge, The Developer ensured that sufficient design mechanisms were in place for house design and placement. Homes should be located in an area with minimal vegetation to reduce the requirement for vegetation modification of the BPZ. Low fuel loads should be maintained in this area.

Your home must be compliant with the Australian Standard 3959-2018 (AS 3959-2018) 'Construction of Buildings in Bushfire-prone Areas'. AS 3959-2018 requires each lot to be assessed to determine the Bushfire Attack Level (BAL). The BAL will be determined by a qualified Fire Management Consultant. The BAL determines the construction requirements of each dwelling. Compliance with AS 3959-2018 will be assessed by the City of Swan. The following advice as been prepared in accordance with AS 3959-2018 requirements:

1. Simple plan shapes are preferable to complicated designs which can increase wind turbulence and provide traps for burning particles to accumulate against the building.
2. Simple roof lines should be used. They are easier to maintain, and less likely to accumulate debris.
3. Avoid box gutters which can accumulate debris and burning material/embers.
4. Subfloor spaces should be enclosed to prevent burning embers entering.
5. Recessed corners and deep verandas are areas of vulnerability which should be avoided or at least be capable of being enclosed to avoid traps for burning material.
6. Roof pitch: min 22.5° preferred - helps reduce radiant heat exposure.
7. Install mesh screens over entire window assembly to prevent embers from attacking windows.
8. Install bushfire shutters to protect windows and doors.
9. Provide steel mesh gutter guards to minimise the accumulation of debris in gutters.
10. Install metal screens over vents and weep holes.
11. Install non combustible thresholds at doorways.
12. Provide automatic bushfire sprinklers - to roofs, walls and garden areas.
13. External walls should consist of:
 - Non combustible material; or
 - Timber or steel framed, sarked on the outside with fibre cement, steel sheet, bushfire resisting timber.
14. Roofs should feature:
 - a. Non combustible roof sheeting and accessories.
 - b. Sealed roof wall junction.
 - c. Roof ventilation openings fitted with ember guards.
 - d. Sarking directly below roof battens or foil backed insulation blankets over roof battens.
15. Roof Penetrations:
 - a. To be sealed.
 - b. To have ember guards.
 - c. Overhead glass to be Grade A safety glass to AS 1288.
 - d. Roof lights as per the Australian Standards.

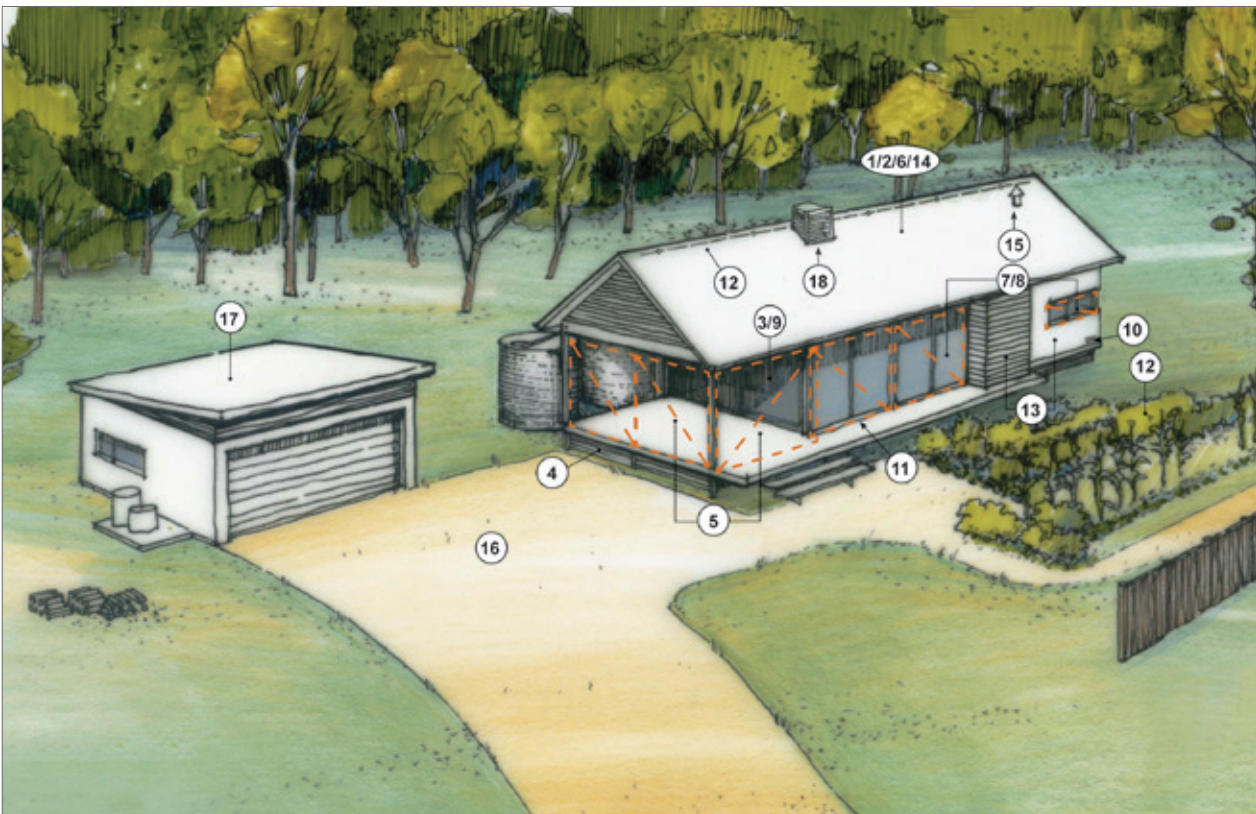
MINIMISING THE RISK OF BUSHFIRE

16. Driveways should

- a) Be located adjacent to your buildings to maximise the protection to the house. There should be clear access to your house.
- b) Be constructed with a trafficable width of four metres. Driveways should be maintained with low fuel loads to ensure easy access and escape in the event of a bushfire.
- c) Meander around significant trees such as habitat trees for Carnaby's Black Cockatoo.

17. Sheds that are not part of the habitable dwelling are to be constructed using non combustible materials (e.g. colourbond iron, brick, limestone) if within six metres of your home and will comply with AS 3959-2018 construction standards.

18. In dwellings adjoining regional or public open space, evaporative air conditioners will not be allowed to be installed. This will improve building safety and reduce the chance of embers getting into homes.



Your house should be designed to minimise your bushfire risk. This image refers to the numbered dot points in the text.

MINIMISING THE RISK OF BUSHFIRE

MANAGEMENT OF BUSHFIRE RISK

The BPZ is designed to keep your house well protected in the event of a bushfire. However this zone requires suitable management to maintain low bushfire risk. The key to effective and bushfire safe landscaping is to plant native plants that are suited to the local conditions at Avon Ridge. By using predominantly indigenous plants and monitoring the level of vegetation around your home, you will improve your level of bushfire safety as well as contribute to the natural environment of the area.

As covered in the Sustainable Bushland Living section, the Developer is encouraging landowners to plant reticulated gardens within the BPZ utilising vegetation native to the area. This will create a low-fuel buffer around your home.

The use of native vegetation minimises the outbreak of non-native species, particularly weeds. In addition by planting native flowering plants you will attract butterflies and birds. A number of suitable habitat species are small shrubs that encourage native animals, which are also appropriate landscaping for the Building Protection Zone providing the understorey vegetation is kept to a minimum.

You should consider the following management techniques:

1. Minimise excess fuel loads in your landscaping by utilising reticulated water and monitoring your usage of dry landscaping materials (ie. dry mulch). Where possible, use alternative mulching materials such as pebbles, sand or rocks that aren't flammable.

EXAMPLES



Carnaby's Black Cockatoo -
Calyptorhynchus latirostris (Harewood)



Drooping Leucopogon -
Leucopogon nutans



Echidna -
Tachyglossus aculeatus

MINIMISING THE RISK OF BUSHFIRE

2. Try to eliminate the introduction of weed species. The clearing of vegetation can increase the risk for weed invasion. Weeds not only threaten the native vegetation but a number of weed species are highly flammable and can potentially exacerbate the bushfire risk. Common weeds found in Avon Ridge include Cape Tulip (*Moraea flaccida*), Perennial Veldgrass (*Ehrharta calycina*) and Paterson's Curse (*Echium plantagineum*). Weed management will be undertaken prior to revegetation. Suitable herbicides include Glyphosate and Fusillade®. Biactive Glyphosate should be used to manage weeds in areas located in and nearby to creeks and wetlands. This has a very minimal impact on native aquatic species.

3. Weed management should be undertaken following any fire event as the fire reduces the native vegetation, reducing the competition for weeds, assisting with seed germination and enabling weeds to flourish.

4. Ensure that areas of revegetation retain a low fuel load by periodically removing and disposing all dead leaves, tall dead grass, twigs and tree branches are by either controlled burns in the wet season, heaping, carting away or mulching.

EXAMPLES



Example of low fuel native garden

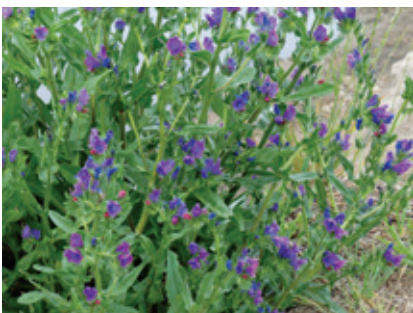


Measurements of fuel load



Example of a high fuel load

NOT ACCEPTABLE



Paterson's Curse - *Echium plantagineum*
(Colin Bower, Floraphoto)

MINIMISING THE RISK OF BUSHFIRE

One of the bushfire management techniques employed prior to the commencement of development is Hazard Reduction Burning. Hazard Reduction Burning involves controlled burns under pre-determined environmental conditions to reduce fuel loads amongst other land management objectives.

Hazard Reduction Burns have occurred over a number of years, to create a mosaic of burnt and unburnt areas. This allows for biodiversity retention, as it allows fauna to disperse and maintains the diversity within the plant communities over the site. The creation of this mosaic of burnt and unburnt areas will also allow Black Cockatoo species to continue to use the site during this time. Hazard Reduction Burns form a part of the Bushfire Management objectives which landowners can use to reduce risk.

Property owners can undertake their own prescribed burning during winter months to reduce the risk of bushfires. This requires suitable weather conditions and good planning. Prescribed burning is less intrusive than other fuel reduction methods such as slashing and burning. Any prescribed burning undertaken by the property owner should be conducted with extreme caution and may require approval from the City of Swan.

ONGOING MAINTENANCE

Ongoing maintenance of fire management measures is essential for bushfire safety at Avon Ridge. The measures in place at Avon Ridge to maintain and control bushfires should ensure that your home is well prepared for bushfire season. However, there are a few extra tips that will increase the chances of your home surviving a bushfire.

To conduct ongoing maintenance and maintain the reduced level of risk and threat of fire on your block, you should consider the following:

1. Keep an eye on the weather. Impending extreme weather conditions should be a warning sign to make sure that your home is bushfire ready. Stay up to date with the bushfire warnings in your area through local radio, Facebook and the FESA website. The City of Swan and local newspapers provide advice on fire prevention programs in the area.
2. Should a bushfire threat be current, take appropriate measures to ensure the safety of you and your family. Heat and smoke can be a great risk to human health. In the event of a fire the safest option is to leave your home the evening before or early in the morning on days with extreme bushfire risk. Should you decide to stay and defend your home, learn what it takes to actively defend your home and the risks associated with staying.
3. Maintaining firebreaks requires an annual clearing of the three metre wide break located adjacent to each lot boundary. Property fences and gates must be in good condition so that overgrown vegetation does not impinge on the fire break.
4. Conduct weed management to control weeds particularly following a fire event.

EXAMPLES OF REDUCING BUSHFIRE RISK



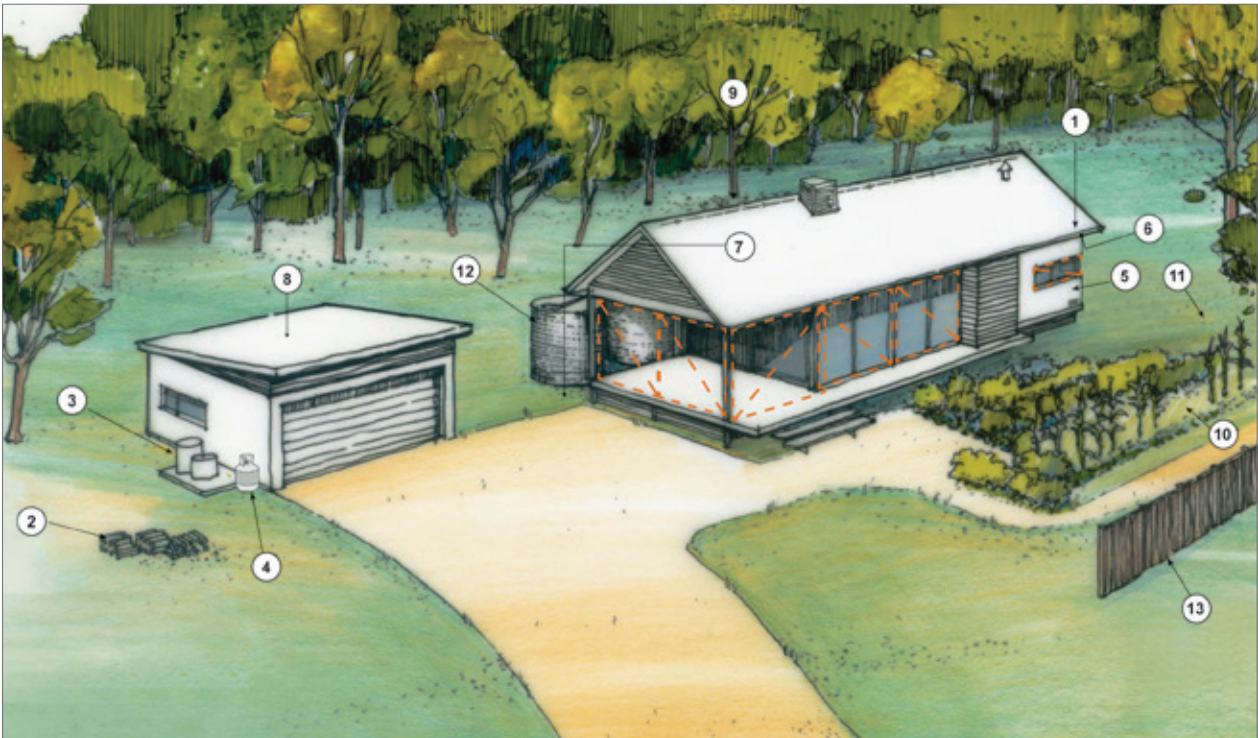
Resident raking up leaf litter and twigs under trees



Fire fighter undertaking Hazard Reduction Burning

MINIMISING THE RISK OF BUSHFIRE

5. Remove leaves from the gutters of your house.
6. Remove all flammable materials from around your house, such as piles of wood, boxes, paper etc.
7. Ensure any fuel and chemicals are stored away from the house.
8. Check that all relief valves of gas cylinders are pointing away from your home.
9. Check that there is no excess fuel or flammable material on the outside of the house, such as flaking paint, leaves etc.
10. Keep all gaps in the roof or walls suitably sealed to reduce penetration of embers.
11. Install sprinklers around your house - the risk of bushfire is reduced by maintaining high levels of moisture on and around your house. Sprinklers on roofs and surrounding the perimeter of your house are a good method to maintain moisture. Be aware that town water or reticulated water supplies may have reduced pressure or be cut off in the event of a fire due to the high demand for water.
12. Ensure that surrounding buildings and structures have minimal fuel loads as well. This could include sheds, fences, cubby houses and pet enclosures. Should these structures ignite, there will be an increased risk to the main building.
13. Create and maintain a minimum two metre gap between your house and all tree branches.
14. Implement a reticulated garden in the five metre buffer around your home.
15. Use less flammable material around your home such as sand, rocks or pebbles.
16. Make sure you have access to your own water supply - it is likely that you will lose water and power supplies during a bushfire. It is important you have an alternative water supply. You will need a petrol, diesel or generator powered pump to draw water from your alternate supply.
17. Ensure that brush wood fencing or other flammable screening materials are not used within two metres of a building.



Ongoing maintenance of fire management measures is essential for bushfire safety. This image refers to the numbered dot points included in the text.

PROTECTING THE AVON RIDGE ENVIRONMENT



PROTECTING THE AVON RIDGE ENVIRONMENT

MAINTAINING THE AVON RIDGE CHARACTER

Avon Ridge is located in a naturally beautiful and biodiverse environment. The Developer is committed to retaining this environment to provide an opportunity for homeowners to live amongst established bushland whilst creating a sustainable and serviceable community.

BLACK COCKATOOS

Avon Ridge provides large areas of habitat for endangered Black Cockatoo species, including Carnaby's Black Cockatoo and Baudin's Black Cockatoo. These Black Cockatoos live only in South West Australia, however large-scale clearing for farming has fragmented much of their habitat. These Black Cockatoos have reduced in numbers by around 50% over the past 45 years and no longer breed in around a third of their previous breeding areas in the Wheatbelt.

The vulnerable Forest Red-tailed Black Cockatoo is also present in the area and is likely to use the site. This species is found to the north of Perth and east to North Bannister and the upper King River. Like Carnaby's and the Baudin's Black Cockatoo, the Forest Red-tailed Black Cockatoo nests in large hollows of Marri, Jarrah and Wandoo.

These Black Cockatoos move around the south west of Western Australia and forage on Banksia, Eucalyptus and Hakea species. Within Avon Ridge, Cockatoos feed on species such as Marri, Jarrah, Wandoo and Parrot Bush. Cockatoos can use the majority of the estate for foraging and their presence can be encouraged through revegetation and protection of existing vegetation.

PROTECTING THE AVON RIDGE ENVIRONMENT

HABITAT TREES

The Developer is committed to retaining and protecting existing trees at Avon Ridge to provide breeding habitat for Black Cockatoo species in the future. Black Cockatoos breed in tree hollows of Marri, Jarrah and Wandoo and many species of tree take between 300 to 500 years to produce a natural tree hollow.

Landowners should be mindful of protecting these trees when selecting their building envelope, so that in the future they may provide homes for breeding endangered cockatoos. Additionally there are a number of larger trees with existing hollows which have been specifically identified as 'habitat trees' and will be specially protected through Memorials on Title.

NATIVE WILDLIFE

It is important to acknowledge the native wildlife at Avon Ridge, and as a landowner you can undertake some precautionary measures to minimise the impact of building your new home on the native wildlife, including:

- > Avoiding feeding the native wildlife; especially birds.
- > Keeping watch for animals on the sides of roads or driveways, particularly at dusk and dawn when a lot of the native species will emerge.
- > Driving extra cautiously to avoid injuring animals.

In addition, no cats will be permitted as pets at Avon Ridge as they are one of the main predators of native animals in residential areas.

PRIORITY FLORA

Three priority flora have also been recorded at Avon Ridge including *Schoenus capillifolius*, *Rhodanthe pyrethrum* and *Hibbertia montana*. These species are considered to be poorly known species and the locations of these species will be protected within lots.

Additionally there are areas of Avon Ridge which have been recognised as containing high quality vegetation, that has been spared from disturbance. This vegetation is recognised as being in 'excellent' and 'pristine' condition and will be protected in its current condition.

EXAMPLES



The existing natural environment



Carnaby's Black Cockatoo
- *Calyptorhynchus latirostris* (Harewood)



Suitable Black Cockatoo habitat tree



Native wildlife at Avon Ridge (Harewood)



Suitable habitat for small animals



Bull Banksia - *Banksia grandis*

PROTECTING THE AVON RIDGE ENVIRONMENT

WORKS REVEGETATION

Extensive revegetation works within road reserves, existing cleared areas and the adjacent Parks and Recreation Reserve. This revegetation will include locally native species, including species which provide foraging and breeding habitats for fauna, including Carnaby's Black Cockatoo and Baudin's Black Cockatoo.

Topsoil and plant mulch will also be recovered from the development, which contains a natural seedbank for the plants found over the estate. The topsoil and plant mulch will be used for landscaping road reserves and public open space areas.

COMMON NAME	SPECIES NAME
Sheoak	<i>Acacia fraseriana</i>
	<i>Acacia humilis</i>
Panjang	<i>Acacia lasiocarpa</i>
Orange Wattle	<i>Acacia saligna</i>
Basket Flower	<i>Adenanthos obovatus</i>
Kangaroo paw	<i>Anigozanthos manglesii</i>
Bull Banksia	<i>Banksia grandis</i>
Holly-leaved Banksia	<i>Banksia ilicifolia</i>
Porcupine Banksia	<i>Banksia lindleyana</i>
Honeypot Banksia	<i>Banksia nivea</i>
Hawkeswood	<i>Calothamnus hirsutus</i>
One-sided Bottlebrush	<i>Calothamnus quadrifidus</i>
Yellow Star-Flower	<i>Calytrix angulata</i>
	<i>Calytrix glutinosa</i>
Bristly Cottonhead	<i>Conostylis setigera</i>
Marri	<i>Corymbia calophylla</i>
Prickly Bitter Pea	<i>Daviesia decurrens</i>
Mottlecah	<i>Eucalyptus macrocarpa</i>
Jarrah	<i>Eucalyptus marginata</i>
Wandoo	<i>Eucalyptus wandoo</i>
York Road Poison	<i>Gastrolobium calycinum</i>
	<i>Gastrolobium dilatatum</i>
Hairy Yellow Pea	<i>Gompholobium tomentosum</i>
Fuchsia Grevillea	<i>Grevillea bipinnatifida</i>

COMMON NAME	SPECIES NAME
	<i>Grevillea crithmifolia</i>
Native fuchsia	<i>Grevillea wilsonii</i>
Curved Fruit Hakea	<i>Hakea cyclocarpa</i>
Golfball or Marble Hakea	<i>Hakea incrassata</i>
Honeybush	<i>Hakea lissocarpa</i>
Candle Hakea	<i>Hakea ruscifolia</i>
Wavy-leaved Hakea	<i>Hakea undulata</i>
Yellow Buttercups	<i>Hibbertia hypericoides</i>
	<i>Hibbertia subvaginata</i>
White myrtle	<i>Hypocalymma angustifolium</i>
Swan River Myrtle	<i>Hypocalymma robustum</i>
Coral Vine	<i>Kennedia coccinea</i>
Scarlet Runner	<i>Kennedia prostrata</i>
Roadside Tea-tree	<i>Leptospermum erubescens</i>
	<i>Leucopogon propinquus</i>
Zamia	<i>Macrozamia riedlei</i>
Christmas Tree	<i>Nuytsia floribunda</i>
Snottygobble	<i>Persoonia longifolia</i>
Pixie mops	<i>Petrophile linearis</i>
False Boronia	<i>Phyllanthus calycinus</i>
	<i>Verticordia acerosa</i> var. <i>acerosa</i>
Grass Tree	<i>Xanthorrhoea preissii</i>

PROTECTING THE AVON RIDGE ENVIRONMENT

WATERWISE LANDSCAPING

An environmentally conscious garden is not only one that creates a habitat for native animals, but also uses water wisely.

To help achieve waterwise landscaping outcomes, Avon Ridge residents will be required to ensure that:

- > Lawn area is kept to a maximum of 75sqm (front and back) and is to be irrigated only by water from a wastewater recycling and treatment system. No scheme water is to be used to irrigate lawns. This can be demonstrated by clearly showing the size and location of lawn infiltration areas on your design that is submitted to the Developer for approval. Turfed species used should be tolerant to high levels of water.
- > Should you decide not to include any lawn in your landscape design, then you need to clearly show on your plans the designated irrigation area from the wastewater recycling system.

The types of plants that you use in your garden will inform how often and how long you water for. Generally, planting locally native plants ensures that those plants are suited to the rainfall and soil conditions of the Brigadoon area.

There are numerous other ways to reduce water use in your garden, including:

- > Minimising lawn areas that require a lot of water and also lose a lot of water through evaporation.
- > Ensuring a rain-sensitive-override-switch is fitted to your irrigation system so you are not wasting water on rainy days.
- > Using waterwise plants that do not require a lot of watering to survive or thrive.
- > Reducing the size of garden beds that require irrigation.
- > Mulching garden beds to reduce evaporation from soil.
- > Using more waterwise irrigation methods, particularly bubbler and dripline systems. Bubbler irrigation applies water directly to root zones of plants that require watering. Dripline irrigation reduces evaporation most efficiently but is more difficult to direct onto plants that need it, while spray irrigation is the least efficient method of watering as it evaporates quickly.
- > Fixing dripping taps quickly.

FURTHER INFORMATION

The Water Corporation has developed guidelines regarding the design, construction and maintenance of waterwise gardens. These guidelines can be accessed at www.watercorporation.com.au or call 13 10 30 to contact a waterwise specialist near you.

PROTECTING THE AVON RIDGE ENVIRONMENT

MINIMISING INVASIVE PLANTS

It is encouraged to plant as many native plants as possible in your garden.

Native plants support fauna and help to minimise the spread of invasive plants.

A number of household plant species can be detrimental to the native vegetation if they escape from your garden. These have become known as environmental weeds, plants that compete with the native vegetation and have subsequent impacts on the native fauna and on the fire management regime.

One generic plant that can very easily spread in native bushland is grass.

Grassed areas within your lot will be kept to a minimum to ensure the retention of native vegetation. However it is important to ensure these species do not spread into the native bushland. This can be achieved through using a barrier around the perimeter of grassed areas such as a retaining wall or rocks. When you mow your grassed area ensure that you dispose of the clippings wisely. A good place to dispose clippings is your compost bin.

The following plants have been listed as environmental weeds in the Avon Ridge region.

*This list is in no manner exhaustive. These species indicate the environmental weeds that currently pose the most threat to the Avon Ridge region.

COMMON NAME	SPECIES NAME
Bridal Creeper	<i>Asparagus asparagoides</i>
African Corn Flag	<i>Chasmanthe floribunda</i>
Black Flag	<i>Ferraria crispa</i>
Long Tubed Painted Lady	<i>Gladiolus angustus</i>
Pink Gladiolus	<i>Gladiolus caryophyllaceus</i>
Painted Lady, Wavy Gladiolus	<i>Gladiolus undulates</i>
Soldiers	<i>Lachenalia aloides</i>
Yellow Soldier	<i>Lachenalia reflexa</i>
One Leaf Cape Tulip	<i>Moraea flaccida</i>
Bugle Watsonia	<i>Watsonia meriana</i>
Bulbil Watsonia	<i>Watsonia meriana</i> var. <i>Bulbillifera</i>
Arum Lily	<i>Zantedeschia aethiopica</i>
Patersons Curse	<i>Echium plantagineum</i>
Century Plant	<i>Agave Americana</i>
Fennel	<i>Foeniculum vulgare</i>
Sea Lavender	<i>Limonium companyonis</i>
Rose Pelargonium	<i>Pelargonium capitatum</i>
Typha	<i>Typha orientalis</i>
Cootamundra Wattle	<i>Acacia baileyana</i>
Sydney Golden Wattle	<i>Acacia longifolia</i>
Tasmanian Bluegum	<i>Eucalyptus globules</i>
Sydney Bluegum	<i>Eucalyptus saligna</i>
Spotted Gum	<i>Eucalyptus maculata/Corymbia maculata</i>
Victorian Tea Tree	<i>Leptospermum laevigatum</i>
Castor Oil Plant	<i>Ricinus communis</i>
Willow	<i>Salix babylonica</i>
Radiata Pine	<i>Pinus radiata</i>
Olive	<i>Olea europaea</i>
Kangaroo Apple	<i>Solanum aviculare</i>
Brazilian Pepper	<i>Schinus terebinthifolius</i>

EXAMPLES OF INVASIVE PLANTS



Sydney Golden Wattle - *Acacia longifolia*
(Colin Bower, Floraphoto)



Castor Oil Plant - *Ricinus communis*
(Colin Bower, Floraphoto)

PROTECTING THE AVON RIDGE ENVIRONMENT

RECOMMENDED PLANT LIST

We have gathered a list of plants that would be suitable and can be recommended for use at Avon Ridge. By selecting plants from this list you can achieve points as outlined further in this document.

The Developer encourages land owners to plant species that are native to Brigadoon region.

COMMON NAME	SCIENTIFIC NAME	COMMENTS	HABITAT FOR BLACK COCKATOO SPECIES		
			NESTING	ROOSTING	FEEDING
TREES					
Marri	<i>Corymbia calophylla</i>	With large gumnuts, this locally native tree can provide shade and added environmental value by providing habitat and foraging opportunities for animals and insects.	X	X	X
Jarrah	<i>Eucalyptus marginata</i>	Known for its timber, this tree is tall and slender and, by planting this locally native tree it will supplement the existing vegetation at Brigadoon.		X	X
Banksia	Local native Banksia's include <i>Banksia grandis</i> , <i>Banksia ilicifolia</i> , <i>Banksia lindleyana</i> and <i>Banksia nivea</i>	A broad variety of Banksia are suitable within this area.			
Eucalypt Trees	Eg. <i>Eucalyptus wandoo</i>	A variety of other Eucalypts can provide shade, flowers, fauna habitat and feeding opportunities.	X	X	X
SHRUBS					
Grevillea	<i>Grevillea bipinnatifida</i> and <i>Grevillea wilsonii</i>	Some varieties are perfect for screening, whereas others are appropriate for colourful gardens. They are all bird attracting and available in a variety of heights, colours and forms.			
Hakea	<i>Hakea cyclocarpa</i> , <i>Hakea incrassata</i> , <i>Hakea lissocarpha</i> , <i>Hakea ruscifolia</i> and <i>Hakea undulata</i>	Great bird attracting plants and trees available in a variety of heights and colours.		X	
Acacia	Local native Acacia's include <i>Acacia lasiocarpa</i> and <i>Acacia saligna</i>	Wattles are great showy plants, but be aware that some varieties can take over your garden, especially Eastern States varieties.		X	

PROTECTING THE AVON RIDGE ENVIRONMENT

RECOMMENDED PLANT LIST CONTINUED...

COMMON NAME	SCIENTIFIC NAME	COMMENTS	HABITAT FOR BLACK COCKATOO SPECIES		
			NESTING	ROOSTING	FEEDING
Kangaroo Paw	<i>Anigozanthos</i> sp.	A variety of height, colour and flowering times, this plant will suit the local environment. But be warned that kangaroos can find them very tasty.			
Woolly Bush	<i>Adenanthos cygnorum</i>	Is a great variety for screening, and also available as a small bush. Can be hedged to create a formal shape.			



FIND YOUR ESCAPE



