

Developer eyes Hills

By **DAN HATCH**

PROPERTY developer Port Bouvard Ltd has plans to create a new Gidgegannup town site with 1900 residential-sized blocks and 270 rural-residential lots as soon as 2008-09.

The developer announced this week it was negotiating to buy three properties, totalling 483ha, on Toodyay Road from realtor John Garland International.

Port Bouvard Ltd managing director Ross Neumann said two of the properties surrounded the school on Toodyay and Bunning roads and would be turned into residential lots.

He said the third property, several kilometres south on the eastern side of Bunning Road, would be turned into rural residential lots. Mr Neumann said these would be the first to be developed.

The land acquisition will cost Port Bouvard between \$81 million and \$90 million.

Swan City Mayor Charlie Gregorini said the council had received no application or detailed information about the proposal.

"But there are many issues to be overcome in developing the Gidgegannup town site and the City of Swan and council intends to work closely with the Gidgegannup community to ensure any proposed development in the area is appropri-

the *Hills Gazette* this week there would be community consultation on the "premium Hills residential development". "Here's an opportunity for someone to come up here, consult the community and do the first major master-planned development in the Perth Hills," he said.

He said the development would be appropriate for the Hills, but would not give details.

Realtor John Garland will remain involved in the project for three to four years to ensure "the development is in line with his vision and the expectations of the local community".

Planning and Infrastructure Minister Alannah MacTiernan said she supported "orderly development in line with the North East Hills Settlement Pattern Plan".

"There will still be some considerable time before approval processes get under way and when they do there will be significant opportunities for community comment," she said.

Ms MacTiernan said she had seen few details of the proposal development but its location was broadly compatible with State planning policies. She said the proponents had a "recognised track record".

Ms MacTiernan and Mr Gregorini said significant State Government requirements must be met before any development can be considered