

SUPPLEMENTARY PLANNING INFORMATION:

PRE-GATEWAY APPLICATION (PGR_2015_QUEAN_001_00) No.3R KAVANAGH STREET, JERRABOMBERRA

This supplementary planning submission has been prepared to complement the 'Request for pre-Gateway Review' report prepared by Knight Frank Town Planning and submitted to the Department of Planning & Environment on 12th October, 2015.

On 18th December 2015, the Department confirmed the matter would be deferred to enable Knight Frank Town Planning to undertake a more detailed assessment with regards bio-diversity and to confirm the ecological values of the site. The Department also sought responses to submissions received from Queanbeyan City Council, NSW Rural Fire Service and also Office of Environment and Heritage.

This supplementary report therefore;

- provides an overview of the Planning Proposal,
- re-confirms why the proposal is considered to have both strategic and site specific merit,
- summarises the key findings of the additional site assessments being an updated ecological and bushfire assessment in addition to an access investigation (refer Appendices 2 & 3), and
- responds to the matters raised by Queanbeyan City Council, NSW Rural Fire Service and the Office of Environment and Heritage.

1.0 Overview of Planning Proposal

The subject site (referred to as No.3R Kavanagh Street) is located along Southbar Road in Jerrabomberra and is approximately 12.5 hectares in area. It comprises a number of existing allotments (67) formed by a historic 'paper' subdivision that was never developed.

The site is immediately bounded by an established residential area to the north and west, a recreation reserve to the east and bushland reserve (Mount Jerrabomberra) further to the south. It is currently zoned *E2 Environmental Conservation* under the Queanbeyan Local Environmental Plan (QLEP) 2012 with a minimum lot size requirement of 80,000m² (80 hectares).

The Planning Proposal originally lodged with Queanbeyan City Council and subsequently submitted as a pre-gateway review request to the Department of Planning & Environment proposed the following;

- rezoning part of the land (2.9ha) from *E2 Environmental Conservation* to *E4 Environmental Living* consistent with the adjoining E4 zoning, with the balance (9.6ha) remaining as *E2 Environmental Conservation*;
- to allow limited development of the site (proposed to be zoned E4) as affordable and innovative eco-living style dwellings that sensitively respond to the site context via a community title subdivision arrangement; and

- set aside the remainder of the land (to remain zoned E2) for environmental management and conservation purposes.

The proposal also noted a requirement to amend the QLEP 2012 Height of Buildings map to impose a maximum height of 8.5 metres over that part of the site to be rezoned E4, to amend Schedule 1 in order to facilitate a community title subdivision arrangement whereby the resultant allotments are no less than 600m² in area and to average 1,000m², for the remaining land (zoned E2) to become common land and to insert a clause to ensure the desired environmental outcomes are achieved in any site re-development.

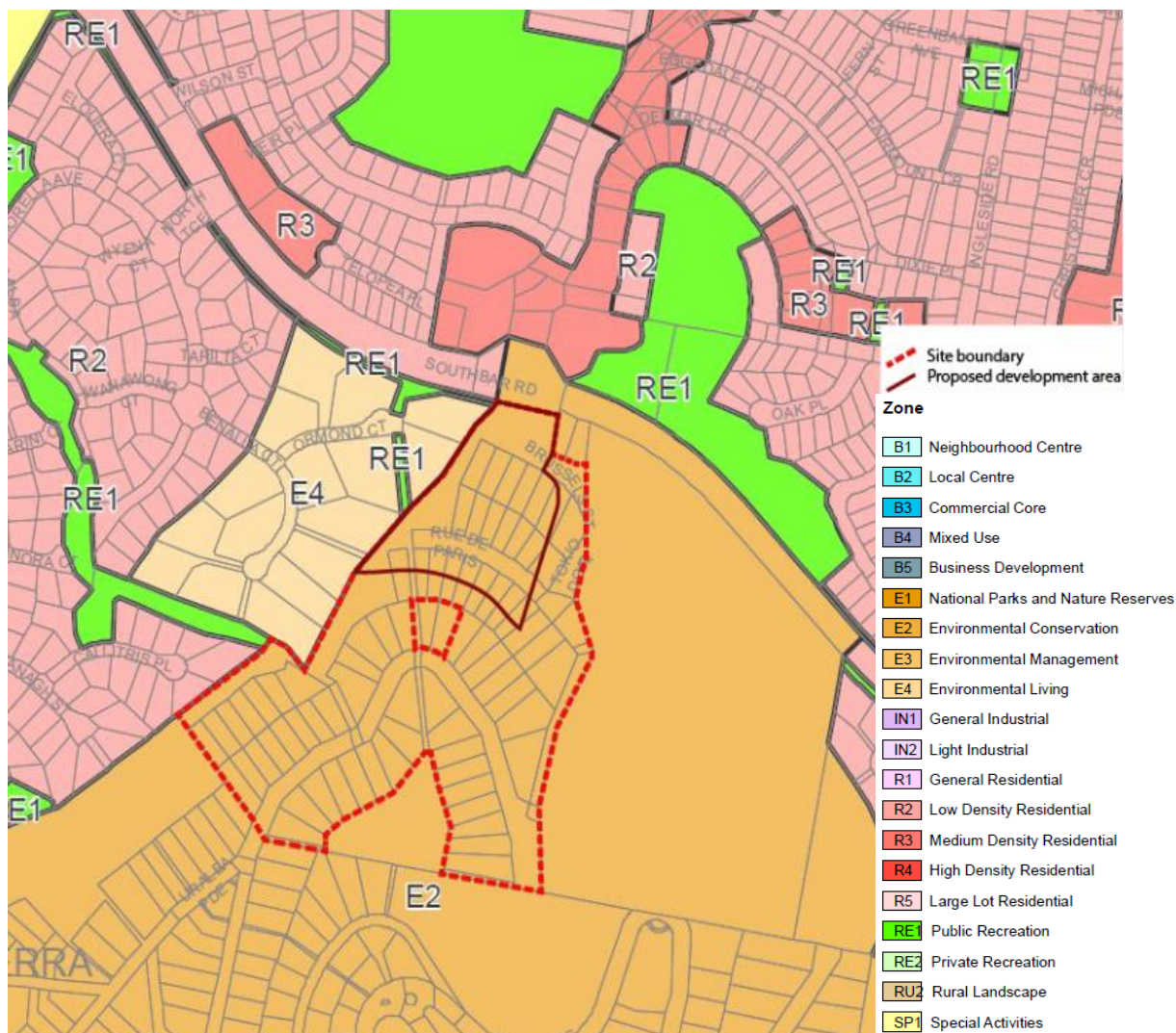


Figure 1: Existing Zoning (Base map source: Queanbeyan Local Environmental Plan 2012)

The rezoning submission noted that there were no known specific ecological or landscape values that warranted the applying of an E2 zone that expressly seeks to protect areas of high ecological value or that possesses special aesthetic value. The zoning of E2 should only be applied in the most exceptional of environmental, ecological or scenic circumstances. That was not considered to be the case in this instance for the majority of the land.

As discussed in the pre-gateway review request report, the proposed zoning response is one that will ensure the on-going conservation and management of the vast majority of the site as bushland, whilst allowing limited site responsive housing within a confined area of the site.

The alternative provides little incentive to conserve and manage the land particularly as dwelling houses are a prohibited use.

The only uses permitted in the E2 Environmental Conservation zone include the following;

2 Permitted without consent

Environmental protection works; Extensive agriculture; Home-based child care

3 Permitted with consent

Bed and breakfast accommodation; Environmental facilities; Information and education facilities; Research stations; Roads

It is noted that 'Bed and breakfast accommodation' means an existing dwelling in which temporary or short-term accommodation is provided on a commercial basis by the permanent residents of the dwelling. There are no existing dwellings within the subject site.

Apart from extensive agriculture, there is arguably no 'private' use permitted on the land as currently zoned. There is therefore no incentive for any private owner of the land to develop and manage the land in a manner anticipated by the E2 zone objectives.

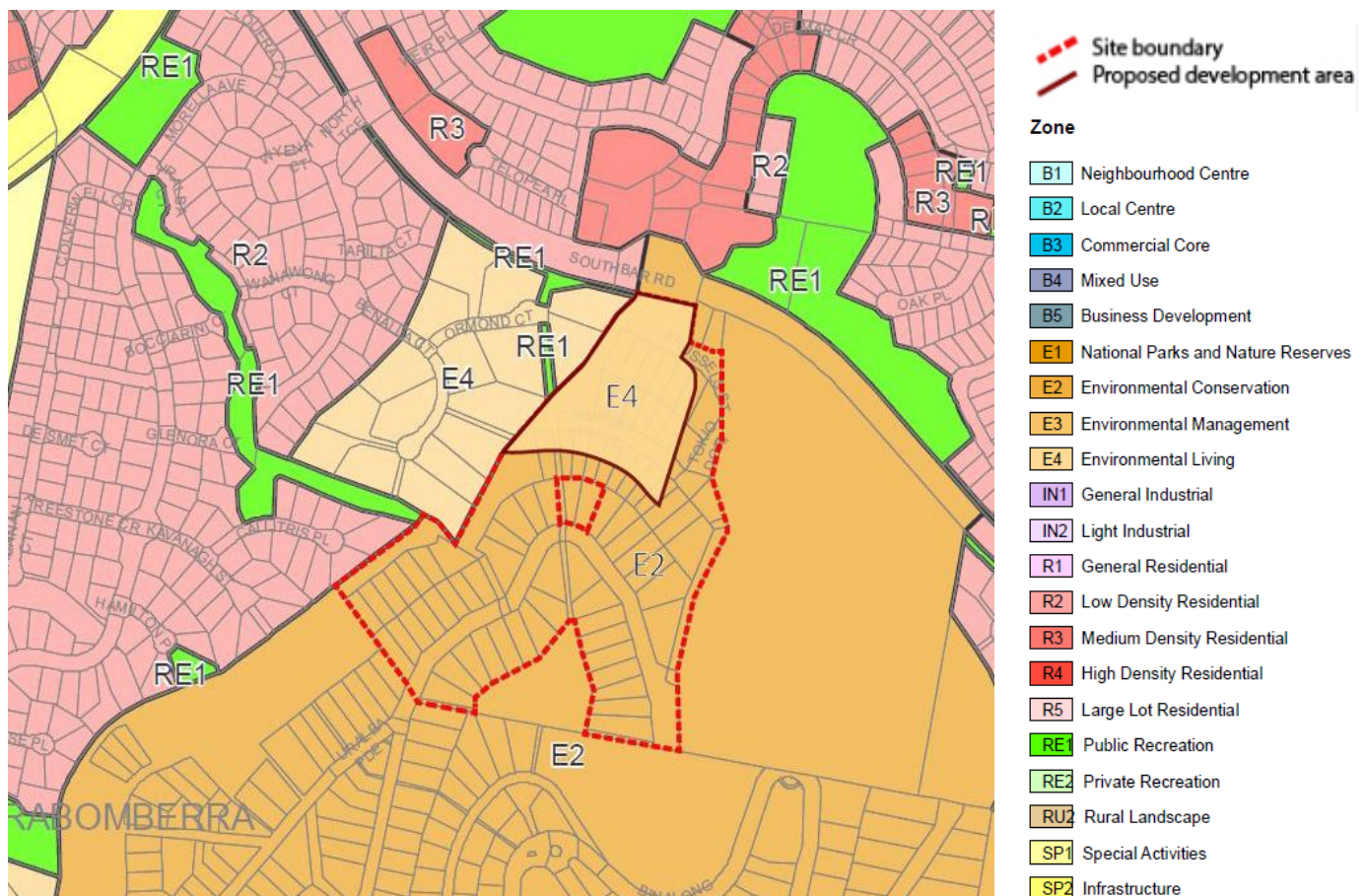


Figure 2: Proposed Zoning Framework

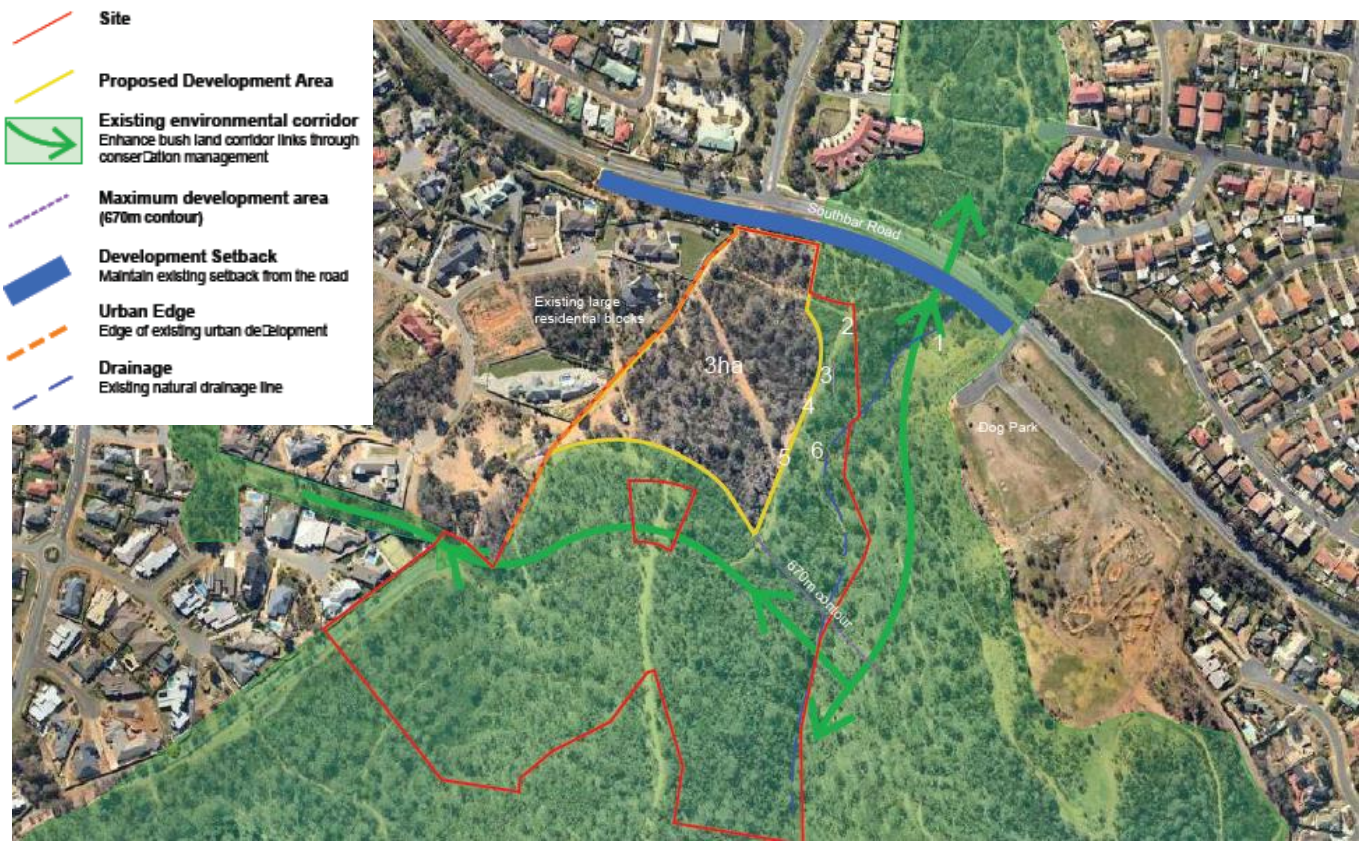


Figure 3: Extract from Planning Principles Site Plan

2.0 Strategic and Site Specific Merit

The proposal is considered justifiable and supportable in terms of both its strategic and site specific merit by reference to the following matters:

1. Will the Planning Proposal deliver an improved environmental and planning outcome?

The proposed planning and development outcome is intended to be an innovative approach to the setting aside and management of the wider bushland setting and in this regard has a tangible and practical public benefit.

Unlike the current zoning for which there is no likelihood of long term conservation, the proposed approach will secure the ongoing conservation of the vast majority of the site comprising some 9.6 hectares, either by its retention as common land in a community title subdivision or its dedication to Council as part of the wider Mount Jerrabomberra Reserve.

Given the considerable environmental improvements arising from the planned approach and with the benefit of the now current and more reliable site specific knowledge on the ecological values of the land, there is a compelling and justifiable basis for supporting the Planning Proposal despite the Queanbeyan Local Environmental Plan being made in 2012.

2. Is the current zoning appropriate?

We are not aware the E2 zoning of the land by Council in 2012 was the subject of any site specific or detailed environmental investigation.

Based on the recent ecological assessment undertaken by Ecological Australia Pty Ltd, it is reasonable and appropriately concluded that in fact the current zoning of the land as *E2 Environmental Conservation* is not in itself justifiable or inherently the appropriate planning response for the land.

The E2 zoning is one of the highest order conservation zones and according to recent planning circulars and practice notes issued by the NSW Department of Planning & Infrastructure (PN 09–002) it should be applied in areas with *high ecological, scientific, cultural or aesthetic values outside national parks and nature reserves. The zone provides the highest level of protection, management and restoration for such lands whilst allowing uses compatible with those values.* Examples include *old growth forests, significant wildlife, wetlands or riparian corridors or land containing endangered ecological communities.* This is not considered to apply in this case to the majority of the land.

The practice note also states that *generally an acquisition authority for E2 land would not be identified unless the land is expressly set aside for a public purpose under section 26(1)(c) of the Environmental Planning and Assessment Act 1979, e.g. as public open space or a public reserve. However, depending on circumstances, if the permitted uses are considered to be drawn too restrictively, a relevant acquiring authority may need to be designated* (our underlining). We would argue in this case and having regard to the land-uses table for the E2 zone contained in the QLEP 2012, the permitted range of land uses is highly restrictive and prevents an innovative approach to residential development on part of the site whilst ensuring the on-going conservation of the balance of the land.

3. Is this a unique planning circumstance?

In terms of the wider Queanbeyan setting, the subject site is located within an established urban area of Jerrabomberra, it immediately adjoins established residential neighbourhoods and in turn all urban services. It has frontage to a main collector road in Southbar Road. Unlike more remote new releases such as Googong and South Tralee, the land is arguably ‘urban in fill’ in terms its location.

The *E2 Environmental Conservation* zoning of any land should only be where there is the highest conservation value to protect when considering the extent to which the zone prohibits uses including dwellings despite the land being held in private ownership.

There is no incentive for a private land owner to manage land so burdened by such a prohibitive zone, particularly considering that the recently completed ecological review confirms that the vast majority of land proposed to be set aside for limited housing has no specific ecological values, rather it is deemed to be either of low to moderate constraint.

The Planning Proposal now the subject of a pre-gateway review seeks to set aside the majority of the land (approximately 9.6ha) to be pro-actively managed for conservation purposes by allowing the development of that part of the site (2.9ha) closest to Southbar Road and existing residential development. Accordingly, the proposal represents a viable means to achieve an enhanced conservation outcome relative to the current situation.

4. Is the proposed development area capable and suitable for limited residential development?

The accompanying constraints assessment by consultants Ecological Australia Pty Ltd (refer Appendix 2) have determined the majority of the site to be of moderate ecological value.

Further, the study considers that sensitive residential development confined to areas of moderate or low ecological constraints is consistent with an *E4 Environmental Living* zone.

Bushfire risk and vehicular accessibility has also been assessed and are not considered a constraint to the site's redevelopment. In terms of bushfire risk, appropriate asset protection zones (APZ's) have been identified in addition to other management measures to ensure compliance with *Planning for Bushfire Protection Guidelines (2006)*. Further the accompanying assessment by engineering consultants Calibre Consulting has also demonstrated suitable and a preferred means of access to the site from Southbar Road.

5. Can the Planning Proposal be justified from a strategic planning viewpoint?

Whilst the subject site is not specifically identified for future urban purposes in a strategic policy document such as the *Sydney-Canberra Corridor Regional Strategy 2006-31*, we consider the proposal has strategic merit in that it will seek to retain for conservation purposes the vast majority of the land. That part of the site identified for future development and to be zoned *E4 Environmental Living* has been identified as having no particular ecological significance - rather of low or moderate value.

The highly restrictive nature of the current E2 zoning does not enable nor provide sufficient incentive for the landowner to develop and properly manage the majority of the land for conservation purposes.

Accordingly in our view, the proposal will result in a net environmental improvement and positive planning outcome, whereby approximately 9.6 hectares of the total site area (12.5ha) will not only be retained as E2 zoned land but set aside and managed for conservation purposes either as part of a community title subdivision arrangement or dedicated to Council to form part of the wider Mount Jerrabomberra bushland reserve.

6. Has the applicant considered other options?

Following a written request by the proponent seeking Council's support to either acquire the land or widen the range of permissible uses on the land, Council again considered the matter at its meeting on 8th April, 2015 and resolved not to specifically acquire the land but rather provide the owner with 3 possible options including:

1. *The owner retains the land as currently. In this case there are also potential options that can be explored with regard to assistance, such as approaching the local Landcare Group or Greening Australia for assistance or nominating the site for next year's 'clean up Australia Day'.*
2. *The applicant could seek a pre-gateway review from the NSW Department of Planning and Environment. In this case the cost to the landowner would be an initial fee of \$5,000 although the outcome may be that the Department concurs with Council's decisions. (Our underlining)*

3. *The owner could approach Council on whether or not Council has any interest in purchasing the site and incorporating it into the adjacent Mt Jerrabomberra Reserve. This would require a formal letter to Council with an accompanying valuation commissioned by the owner.*

Based on the above resolution the owner had little choice but to pursue a re-zoning and submitted a pre-Gateway review request to the Department. Despite having requested Council acquire the land, resolution 3 did not provide any certainty for the owner in this regard rather was a circulatory response. However, the owner is now prepared to dedicate the balance of the site (approximating 9.6ha) to Council as part of the wider Mount Jerrabomberra reserve.

We note that satisfying the test of satisfactory strategic merit is a threshold matter in the determination of Pre Gateway requests. We strongly remain of the view as mentioned that the Planning Proposal has significant strategic merit and is worthy of consideration by the Joint Regional Planning Panel.

In terms of site specific merit, there are no planning or development issues that cannot be properly and adequately addressed in the normal design and siting of any proposal on the land.

3.0 Response to Agency Submissions

The submission received from the Office of Environment and Heritage dated 16th November, 2015 requested additional information particularly with regards to the following matters;

- Areas mapped as high conservation value
- Threatened species habitat
- Habitat corridor and regional bio link values
- Sydney Canberra Corridor Regional Strategy
- 117 Directions – 2.1 Environment Protection Zones, and
- Aboriginal cultural heritage values.

The updated report by consultants Ecological Australia Pty Ltd entitled '*North Terrace Ecological and Bushfire Assessment – Constrains report for proposed rezoning, 20 June 2016*' (refer Appendix 2) specifically responds to the matters listed above, and also to the Department's letter dated 18th December, 2015 which requested additional information on the bio-diversity assessment of the site.

Sections 4.0 and 7.0 of the report detail the ecological values of the land, whilst Section 6.0 addresses aboriginal cultural heritage values. Appendix C to the document also lists key agency comments raised and where in the report these matters have been specifically addressed.

The constraints analysis undertaken by Ecological Australia Pty Ltd concluded in part as follows;

- That the majority of the area to be of moderate ecological value and constraint, with a small section of high ecological value and constraint (Hoary Sunray), which is retained as E2 zoned land.
- Notwithstanding the majority of the area being determined to be of moderate ecological value the study noted the current E2 (Environmental Conservation) zoning which has a general focus of protecting areas of high ecological value.
- The areas of moderate or low ecological constraint should be the areas targeted for any development, with areas of high ecological constraint set aside for conservation and/or protection.
- The study considers that sensitive residential development confined to areas of moderate or low ecological constraints is consistent with an E4 (Environmental Living) zone.

- The proposal to retain the non-developed lands in E2 (Environmental Conservation) zone, notwithstanding the moderate ecological values determine by this study, will provide the highest opportunity to protect the ecological values of the area in conjunction with development.
- The level of protection afforded by the E2 zoning will be further supported by the implementation of a Conservation Management Plan which can assist in addressing potential impacts associated with the urban interface and land use issues.
- The Conservation Management Plan (CMP) framework detailed within the report also identifies what management actions may be required to protect, maintain and enhance the values of the study area. These can include measures to address the impacts commonly experienced in conservation areas with an urban interface. It is important to consider the CMP in conjunction with the governance arrangements for the development which could provide a potential source of funding to implement the plan.
- This provides much greater certainty that the beneficial environmental and other outcomes espoused in the CMP will be delivered.

The submission received by the NSW Rural Fire Service dated 10th November, 2015 made a number of comments particularly with regards to the following:

- Minimising the interface to bushfire hazards being a key principle of *Planning for Bushfire Protection (PBP) 2006*.
- Location of Asset Protection Zones and preference to locate within the portion of the site to be zoned for residential development.
- Access requirements under the PBP guidelines in particular the need for a secondary access route.
- Future subdivisions will need to comply with the APZ and related BAL requirements for residential subdivisions.

Again the updated report by consultants Ecological Australia Pty Ltd has specifically addressed all matters raised by the NSW RFS in Section 5.0 of the accompanying report.

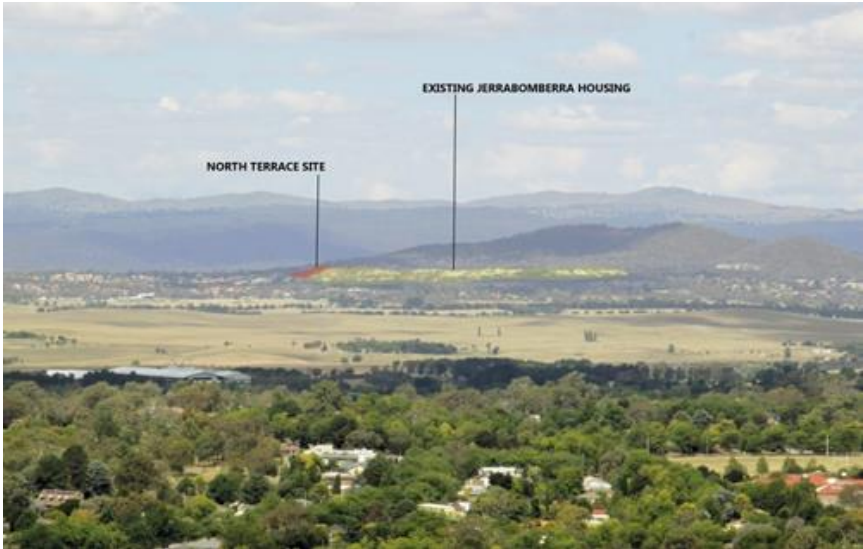
The APZ constraints presented in this report is provided in accordance with PBP and varies for each boundary from 20 m in the south to 35 m in the east.

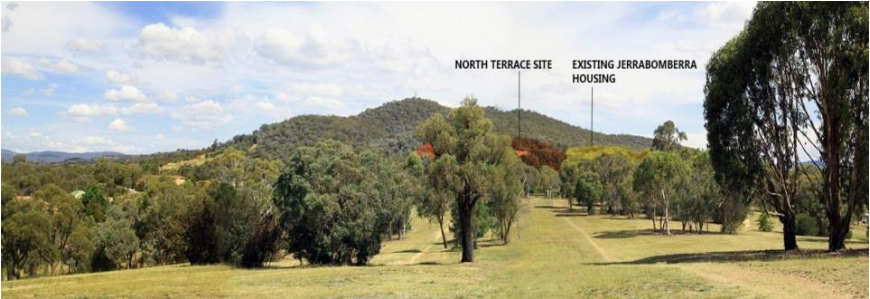
Further, the APZ widths are based on an assessment of the vegetation and slope and are shown predominantly internal to the subject site. APZs are located to maintain buffer distances and separations and avoid conflicting land management objectives. The establishment of the APZs will be designed to maintain the biodiversity values of the site where possible, and the maintenance of the setbacks outlined in the Conservation Management Plan.

4.0 Response to Queanbeyan City Council submission.

The letter from Queanbeyan City Council dated 16th November, 2015 summarised the reasons why Council did not support rezoning proposals for the site. Each of the matters are repeated below in Table 1 together with a response.

	Issue raised by Council	Applicant Response
1	<i>The proposal is not consistent with the Sydney-Canberra Corridor Regional Strategy 2006-31 which encourages the retention of highly attractive scenic landscapes. Although the pre-Gateway proposal indicates that the rezoning will allow for limited development of the site in a site responsive manner, the proposal will</i>	We question the designation of the lower slope of the overall site adjacent existing urban development as comprising 'highly attractive scenic landscape' or 'scenic high amenity area'. Whilst parts of the site could be described as having a bushland character with some scenic qualities, a visual analysis in the Planning Proposal (October 2015) in Section 7.4.2. states <i>'the visual prominence of Mount Jerrabomberra would not be adversely impacted if at all. Rather the proposal seeks to confine development to a minor part of the lower slope (south of Southbar Road) immediately adjacent</i>

	Issue raised by Council	Applicant Response
	result in a loss of a scenic high amenity area.	existing urban development. ‘ Photos of the subject site were taken from various vantage points surrounding the site and include both short and long distance views. An extract of the one of the photos is provided below taken from Red Hill Lookout and identifies both the subject site (‘North Terrace Site’), adjacent residential development and Mount Jerrabomberra in the background.  It should be noted that the vast majority of the site will be retained as E2 zoned land and managed for conservation purposes. No development will take place above the 670 contour. That is, the upper slopes of the site and bushland character should be retained in-situ. Accordingly the proposal is not considered to be inconsistent with the Sydney-Canberra Corridor Regional Strategy 2006-31 in this regard.
2	<i>The rezoning enquiry is not consistent with the Queanbeyan Tomorrow Community Vision 2021. One of the aims of the Vision is to minimise the impact of urban development on natural areas and to ensure that these are sensitive to the natural topography (including scenic qualities) with the goal to strengthen areas where no or limited development is allowed. This was arrived at after extensive community consultation and was again confirmed when the Vision was revisited with further public consultation in 2011.</i>	For the reasons noted above and detailed in the accompanying Planning Proposal, the area proposed to be re-zoned as E4 Environmental Living is not considered of be visually prominent or of particular scenic value. The ecological value of the existing environment within the proposed E4 area is questionable and recently assessed as ‘low to moderate’ by consultants Ecological Australia, following a more detailed flora and fauna investigation. It is acknowledged that one of the aims of the Queanbeyan Residential and Economic Strategy, as well as the Tomorrow Community Vision 2021 document was to generally minimise the impact of urban development on natural areas and to ensure that these are sensitive to the natural topography including those deemed to be of scenic value. We argue that this proposal acknowledges and supports this aim by generally retaining the bushland setting, allowing limited development in the least sensitive part of the site (below the 670 contour), whilst retaining the majority of the site (approximately 9.6 ha) as E2 zoned land in common ownership for conservation management purposes, or by its dedication to Council as part of the wider Mount Jerrabomberra reserve.
3	<i>The site is highly visible forming an important wooded ridgeline and backdrop to many residents of both Queanbeyan and the ACT and can be viewed from both the east and west of</i>	As noted above, and as demonstrated by the visual analysis contained in Section 7.4.2 of the Planning Proposal, the lower parts of the subject site to be zoned E4 are not considered ‘highly visible’. The sensitive development of the proposed E4 zoned area will not adversely impact the wider views of Mount Jerrabomberra or surrounding wooded ridgelines

Issue raised by Council	Applicant Response
<i>the City.</i> <i>These objectives are reiterated in the endorsed Queanbeyan Residential and Economic Strategy 2031.</i>	as demonstrated by the photos below.  View taken from Bicentennial Park (north of Southbar Road)  View taken from Southbar Road looking west.  View taken from adjacent residential area (west of the site).  View taken from adjacent dog park/reserve (east of site)
4 <i>The proposed rezoning is inconsistent with Section 117 Directions 2.1 Environmental Protection Zones in that the proposed rezoning would reduce the</i>	It is proposed to zone only a small proportion of the overall site from E2 Environmental Conservation to E4 Environmental Living. The proposal seeks to allow a limited, environmentally sensitive development within this part of the site only.

	Issue raised by Council	Applicant Response
	<i>environmental protection standards that apply to the land in a manner that is neither consistent with an endorsed strategy/study or of a minor nature. The proposed rezoning would result in land currently zoned E2 Environmental Conservation being rezoned to E4 Environmental Living thus lowering the environmental protection standards applying to the land. Section 117 Direction</i> <i>3.1 Residential Zones also states that draft LEPs should make efficient use of existing infrastructure and services and reduce the consumption of land for housing on the urban fringe. The site is located on the rural urban fringe and the topography of the site will make servicing the site difficult.</i>	As confirmed by the accompanying detailed environmental constraints assessment by Ecological Australia, the majority of the site is deemed to be of moderate ecological value only, and accordingly we question the appropriateness of an E2 Environmental Conservation zoning over the entirety of the land. Notwithstanding the above, the proposal retains the majority of the land as E2 and would result in enhanced environmental outcomes by providing a mechanism to ensure the on-going and effective management of these lands for conservation purposes, either through its retention as 'common' land in a community title subdivision or dedication to Council to form part of the wider Mount Jerrabomberra reserve. The site is immediately adjacent established residential development and has frontage to a high order roadway being Southbar Road. Services including water, sewer, electrical and telecommunications are therefore available and currently service the adjoining residential areas. The site does not adjoin any rural or agricultural lands, nor are they zoned for such purposes. Accordingly, we do not agree the site is located on the 'rural urban fringe' It is also noted that a trunk water main traverses the site and a pumping station structure managed by Queanbeyan and Palerang Regional Council was erected within the site, and is located in the south western corner of the proposed E4 zone area.
5	<i>Council previously considered a rezoning request for this site when Queanbeyan Local Environmental Plan 2012 was being drafted. Whilst the applicants submit that the site is of low ecological value, the site has high scenic value and is part of an important biodiversity corridor. With appropriate land management practices put in place the site can be improved and so maintain an important ecological part of Queanbeyan's bushland and the iconic Mount Jerrabomberra.</i>	There currently exists no requirement or incentive for the owner to expend monies to prepare a conservation management plan, establish appropriate land management practices and/or undertake recurrent maintenance of the site to improve its environmental condition. The current E2 zoning is highly restrictive with no 'private' forms of development permissible other than 'extensive agriculture'. Accordingly, we consider the Planning Proposal will result in a net improvement in terms of the environmental and planning outcome for the subject site relative to its current degraded condition and for which there is little likelihood of the land being properly managed for its conservation values.
6	<i>The site will be difficult to service due to the topography. Preliminary comments from Council's Development Infrastructure Directorate confirms previous advice stating that access from Southbar Road is not supported and the site, whilst serviceable, may prove difficult and costly to economically service. Natural flow paths would need to be maintained on the site or at least demonstrated that they can be diverted with no impact to existing flow paths and/or related ecological damage.</i>	In response to Council's concern regarding access to the site, Calibre Consulting Engineers were engaged to undertake the following: - Complete a review of background information; - Undertake a site inspection along the length of Southbar Road, adjacent to the Site; - Determine potential access locations; - Review of engineering issues at the access locations; and - Prepare a brief memorandum outlining the findings. A copy of their investigation is attached in Appendix 3. Their key findings are noted below. <i>The proposed staggered T intersection arrangement (Option 2) is a suitable engineering means of providing access to the Site as it minimises the amount of potential conflicting traffic movements and is likely to require less services adjustments than what may be required in Option 1. Despite this, it may be difficult or expensive to obtain approval or purchase land from the adjacent land owner to provide an access road to the Site. On this basis it is recommended that the existing intersection of Southbar Road / Tharwa Road be adjusted to encompass a roundabout, and provide a fourth leg at this intersection to access the Site.</i> <i>It is recommended that a detailed traffic impact assessment and preliminary design be undertaken to confirm the appropriate intersection form and determine the</i>

	Issue raised by Council	Applicant Response
		<i>footprint of the proposed intersection. This traffic impact assessment could also be utilised to assist in the approval process of a Development Application.</i> Whilst the exact configuration of ingress/egress to the site including a roundabout will need to be confirmed by undertaking more detailed engineering design, the investigation by Calibre Consulting would appear to demonstrate that vehicular access from Southbar Road is not constrained.
7	<i>There is a real possibility that if supported, other nearby landowners of undeveloped and largely vegetated lands would seek to use development on this site as an argument to allow development of other private lands. Representations to this effect were made as part of submissions into Queanbeyan Local Environmental Plan 2012.</i>	The detailed environmental constraint and planning merit investigations undertaken as part of this Planning Proposal have demonstrated that part of the site (adjacent existing urban development) is deemed suitable for re-zoning as E4 Environmental Management. We consider the subject site, context and suggested means by which the majority of the site (comprising some 9.6 hectares) is to be retained as E2 zoned land for conservation purposes is unique, should not be compared to other E2 zoned lands, nor become a precedent for similar re-zonings.
8	<i>The site is part of an old paper subdivision within a highly visible and naturally vegetated area of Queanbeyan. There is another paper subdivision in Queanbeyan known as Curtis Estate (with in excess of 600 lots created in the 1920's) of similar visibility and bushland character. Any development of the subject land could be seen as a precedent for development of land at Curtis Estate. Similar to the subject site, Curtis Estate was considered in the context of Queanbeyan Local Environmental Plan 2012 and subject to various enquiries and discussions over the years in regard to a possible planning proposal to allow development.</i>	Reference is made to the comments above in this regard. The Curtis Estate is located along a more visually prominent eastern escarpment to Queanbeyan, some 3.65 km from the subject site. It is steep in part, heavily vegetated and forms part of a regional ecological corridor. Council previously deemed the site not suitable for urban development due to these issues and the area has been zoned E2 Environmental Conservation in the QLEP 2012. The subject site at North Terrace is considered a unique planning circumstance noting that unlike the Curtis Estate, it is situated within an urban context being immediately adjacent existing residential development, has frontage to a collector road and is not constrained either by significant slope or its ecological values, rather it is deemed capable of being developed for urban purposes. Accordingly it is not considered to set an undesirable precedent.

5.0 Amendment to Planning Proposal following additional assessment.

In addition to the specific recommendations of both the updated Ecological and Bushfire Assessment (June 2016) and access investigation by Calibre Consulting the only significant change to the proposal is reflected in the Ecological report in Section 8.1 (Recommendations) on page 26, and that is two potential options for the balance of the E2 zoned lands currently in private ownership and which occupy an area of approximately 9.6 hectares.

One option is to retain the land as 'common' land as part of a community title subdivision.

The other option now offered by the landowner is to dedicate the land to Queanbeyan-Palerang Regional Council for management as part of the wider Mount Jerrabomberra reserve. An extract from the Ecological report describing both options is included below.

Community Title/Community Association:

- *Conservation reserve remains as freehold land under "community title"*
- *Community Association of residents contribute to the funding requirements of the Conservation Management Plan.*
- *Community Association manages the implementation of the Conservation Management Plan.*

Managed by Council:

- *Conservation reserve is dedicated to Council for management in accordance with the Conservation Management Plan and in conjunction with Council's management of adjoining reserve areas.*
- *Development funds the implementation of initial capital intensive works to improve the ecological value and manageability of the reserve area prior to dedication to Council.*
- *Medium to long term management of the reserve remains consistent with the Conservation Management Plan and Council's management goals for the broader Jerrabomberra reserve network.*

Knight Frank Town Planning
27th July 2016