

N - Subdivision/Land Title

N - SUBDIVISION/LAND TITLE

The Concept Plan proposed that the whole project be developed under "Community Title" with only major roads (Collector Road and Rutile Road/Crown Road) being dedicated public roads.

The Preferred Project Plan alters this position somewhat. Submissions have revealed that government ownership of the Conservation Area is a distinct possibility and thus we now propose the dedication of the Conservation Area in exchange for development approval over precincts A and B.

The developers continue to propose that major roads (Collector Road and Rutile Road/Crown Road) be dedicated to Council but that the perimeter roads also be dedicated (see **Figure N**).

This will ensure that:

- Council has control over the perimeter roads including perimeter bio-swale and APZ.
- Road standards are appropriate for and public road access is available to fire and emergency vehicles.
- The perimeter roads can be appropriately treated, planted and managed as a buffer to the Conservation Area.
- Access to the Conservation Area can be by public road and appropriate parking can be provided in the perimeter road reserve.

Note that internal roads may still be held in private ownership under Community Title in order to facilitate community management in terms of bio-retention, tree preservation and maintenance.

Public rights of way will however be provided over all streets.

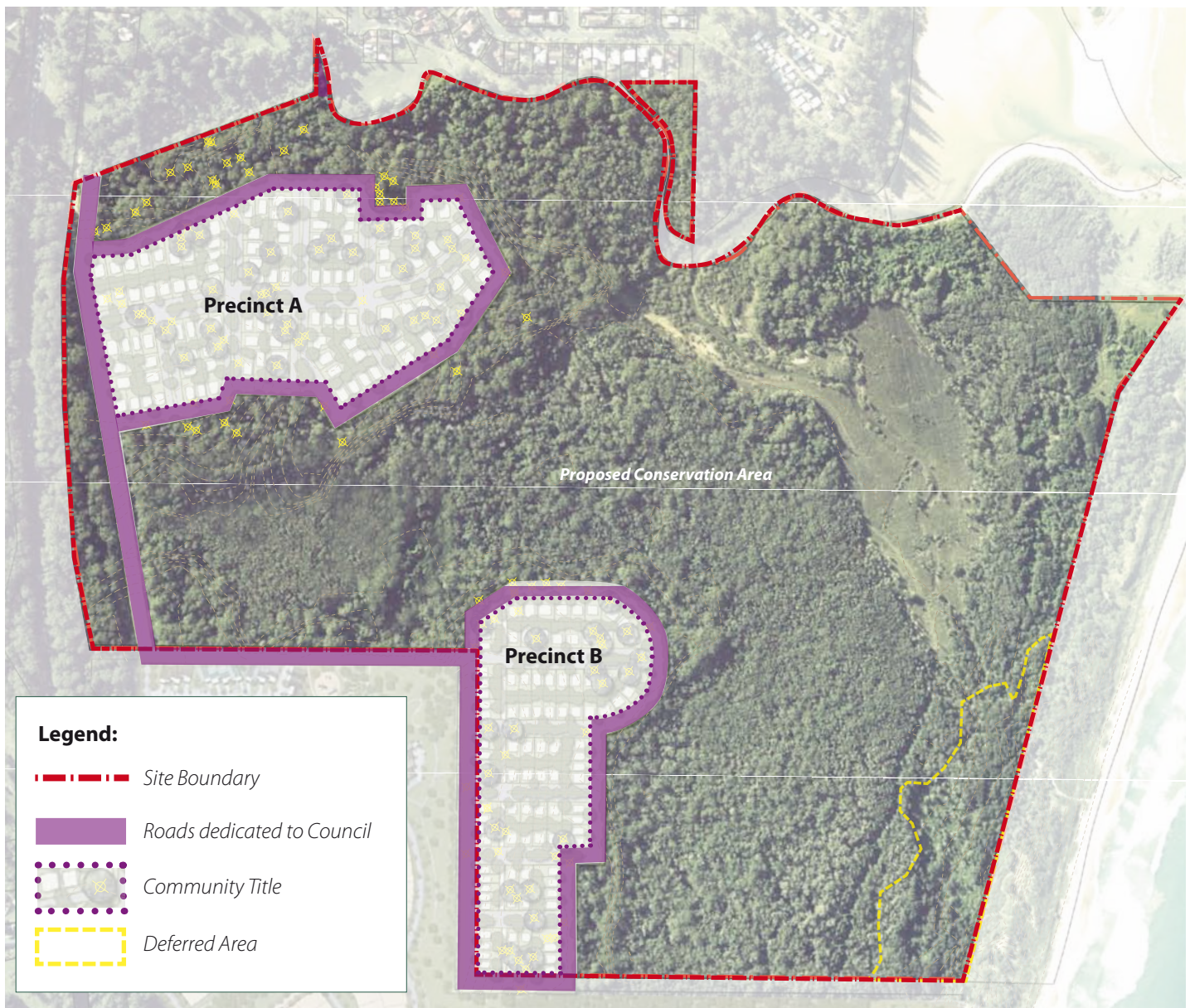


Fig N - Land Title Plan