

also targetted at those of NSW Fisheries and the Department of Urban Affairs and Planning (DUAP) relating to fish habitat and wetlands impacts respectively.

The proposed package comprises a number of elements:

1/ Additions to NPWS Estate

- 1.1 Purchase of properties with high environmental values which are unaffected by roadworks.
- 1.2 Transfer of road residues and residues of affected properties adjoining NPWS nature reserves for consolidation within those reserves.
- 1.3 Consolidation of residues with adjacent crown lands and transfer to NPWS.
- 1.4 Transfer of residues associated with the Brunswick Heads Bypass.

2/ Restoration of Lands to be Transferred to NPWS

- 2.1 Restoration of areas by the RTA prior to handover.
- 2.2 Contributions and participation in the preparation of plans of management and subsequent restoration activities.

3/ Release of RTA Interest over LEP Corridor through Brunswick Heads Nature Reserve

4/ Restoration of Brunswick River Southern Foreshore in Vicinity of Existing Bridge

Details of the proposal are set out below and are shown on the attached plan. Proposals under item 2 above have been included against the individual parcels in item 1.

1. PROPOSED ADDITIONS TO NPWS ESTATE

1.1 PURCHASES OF PROPERTIES WITH HIGH ENVIRONMENTAL VALUES WHICH ARE UNAFFECTED BY ROADWORKS

a) Walshe/Perrin Properties (approx 49Ha)

You would already have information demonstrating that these properties contain a significant lowland rainforest remnant and core koala habitat. It has been envisaged that these properties, together with the associated reserved roads, would become a nature reserve.

The RTA already owns these properties. It is proposed to excise the existing dwellings and curtilages in a manner acceptable to both the NPWS and Byron Council, rezone the excisions, apply covenants/ voluntary conservation agreements as necessary to reflect the sensitivity of these areas, create rights of access to the NPWS area, and then dispose of the dwellings on the open market (proceeds to

RTA). All necessary fencing on the new boundaries between the proposed nature reserve and the dwellings would be carried out by the RTA prior to disposal.

In recognition of the high values of this area, the need to revegetate the exposed southern edge of the rainforest remnant, and the fact that this area is a key component of the compensation package, the RTA offers to retain short term involvement with the management of this area by funding the preparation of a plan of management and subsequent management/ revegetation activities up to a limit of \$60,000.

b) Marshalls Creek Corridor (approx 66Ha)

The Marshalls Creek corridor has been identified as an area of high ecological value and as a strategic link between the Billinudgel and Brunswick Heads Nature Reserves. There have been several studies confirming this, including one by the NPWS in the early 1990's and a 1997 study for the RTA which has previously been supplied to you. I understand that recently as part of the Comprehensive Regional Assessment/Regional Forest Agreement (CRA/RFA) outcome the extensive crown lands along Marshalls Creek are scheduled for gazettal as nature reserve on 26th February next.

The RTA proposal is to purchase on a willing seller/ willing buyer basis, supported by valuation, as much of the private lands identified on the attached plan as can be obtained within 5 years. If it becomes clear the RTA is unable to purchase a substantial portion of the identified land then the implications for the integrity of the package, and appropriate further action, will be reviewed with NPWS. Lands upon purchase would be transferred to the NPWS immediately on an as-is basis, with the NPWS to be responsible for all management activities from the date of transfer.

There are two small sites within the outlined area which may not be obtainable because of potential dispute concerning best and highest use. These are an area on the corner of the existing highway and Shara Boulevard where a development approval, now lapsed, existed for a Service Station and Restaurant, and an area zoned 2A (wrongly shown as 'Deferred' in the Marshalls Ck Report) within the property identified as N^o 24 in the report for which the owner has sought and been denied subdivision approval. These two areas are not regarded as fundamental to the integrity of the proposal and inability to obtain them would not by itself be sufficient to trigger review of the adequacy of the package.

There have been initial discussions with Byron Council officers regarding council lands that are integral to preservation of the corridor. It is believed Council may be prepared to gift those land parcels for which it has not paid (mostly dedicated to council as part of earlier subdivisions) to NPWS. The RTA would assist in this process. There is one property council has purchased for provision of a sporting field, and it wishes to retain approximately half of the area of for that purpose. The RTA would attempt to purchase and transfer the remainder of this property.