

5 May 2015

Mr Hugh Percy
Acting General Manager
Queanbeyan City Council
PO Box 90
Queanbeyan NSW 2620

**Tralee Station
South Jerrabomberra Planning Proposal – Biodiversity**

Dear Hugh,

We write to you on behalf of Sandra Walsh, Director, Tuggeranong Investments Pty Ltd in relation to the South Jerrabomberra Planning Proposal.

Tuggeranong Investments and their consultants, in response to feedback received from both Queanbeyan City Council and Office Environment & Heritage, have prepared a conservation plan which provides a superior outcome for ecology and warrants reconsideration of land capable for urban development within the South Jerrabomberra Planning Proposal Area.

The conservation plan that been prepared for Tralee Station landholding portion of South Jerrabomberra Planning Proposal Area (Attachment 1) contains the following:

- Provision for a corridor width of over 500m with the opportunity for a continuous sequence of landholdings creating a regional connection of conserved land, anticipated in previous versions of the Queanbeyan Economic and Residential Strategy.
- Up to 50ha of land beyond the existing planning proposal boundary for conservation via a biobanking agreement including increased Pink Tail Worm Lizard (PTWL) habitat areas and improvement to ecology condition.
- A biobanking agreement including extensive land around Mount Pemberton providing direct connectivity to environmental conservation land south of the South Jerrabomberra Planning Proposal Area (Henry Morrison landholding) and South Tralee conservation land to the north proposed to be dedicated to Council by CEC#4.

This offer to enter into a biobanking agreement for conservation of this area is reliant on residential development of an approximate 2.9ha area of land mapped as poor condition - high conservation value by EcoLogical Australia. This land will allow additional dwellings to be achieved by 2031, which will assist in meeting the Economic and Residential Strategy dwelling target.

Should development not proceed in this location a much smaller biobank site protecting and enhancing different habitats would be required. Grazing practices would continue in the proposed biobank location maintaining the existing degraded environment and limiting any improvement in biodiversity values into the future.

We request that Council incorporate this proposal as part of the South Jerrabomberra Planning Proposal. If required we would be happy to explain the proposal further and/or have EcoLogical Australia review this proposal.

We look forward to discussing these matter further with yourself and Council officers.

Sincerely,
ae design partnership Pty Ltd

A handwritten signature in black ink, appearing to be 'Rohan Dickson', with a long horizontal flourish extending to the right.

Rohan Dickson
Director

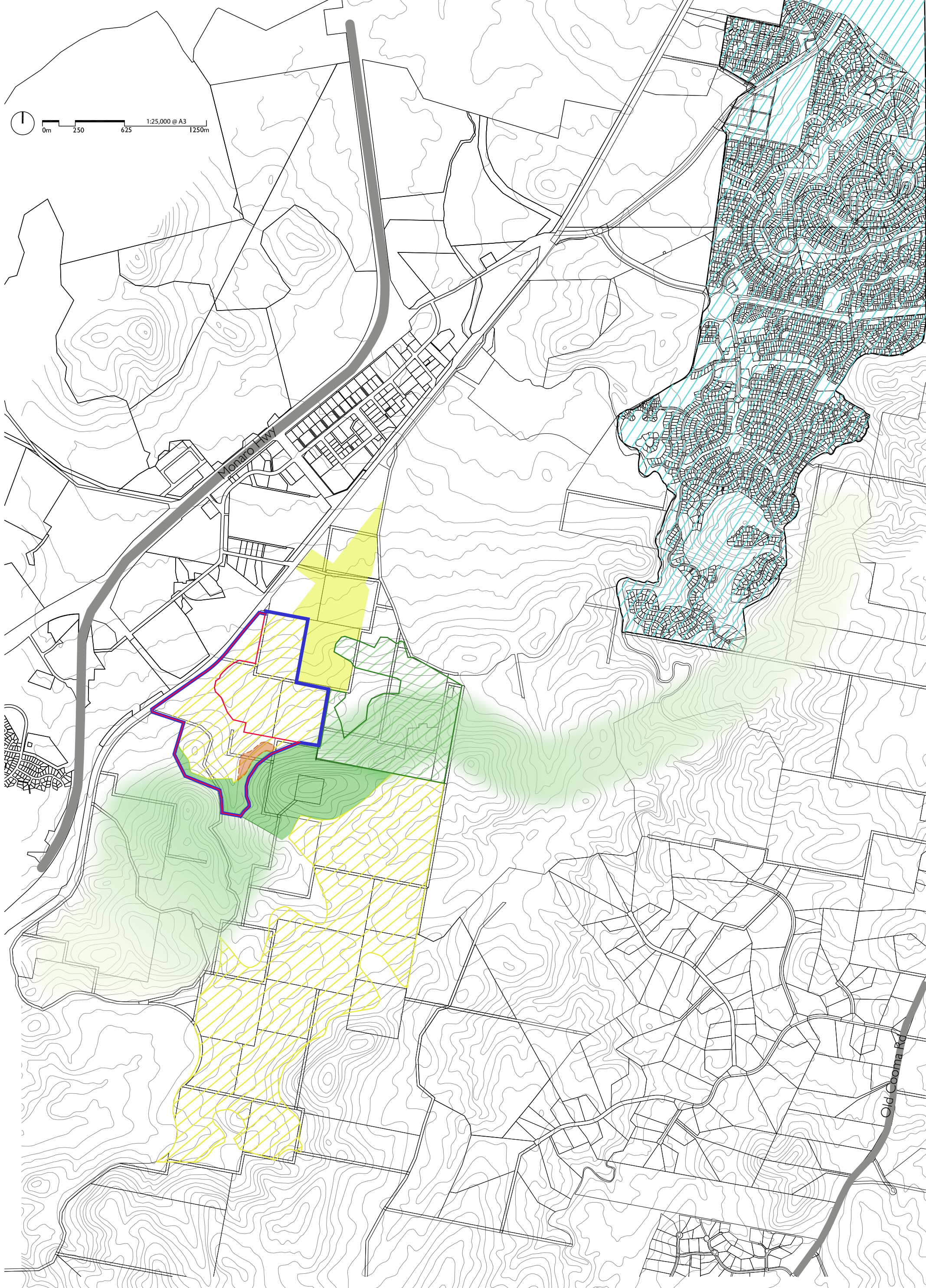
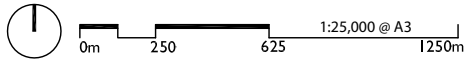
cc: David Carswell Queanbeyan City Council - Group Manager Strategic Land Use and Economic Development

Attachment 1 - Conservation Plan

Attachment I- Tralee Station Conservation Plan

The conservation plan for Tralee Station comprises the following:

- 53.2 ha of land to be conserved and managed for ecological protection via a biobanking agreement as shown on the Conservation Plan Map.
- Allows the ability to provide a regional conservation corridor with a width of over 500m as shown on the Regional Conservation Corridor Map and Conservation Plan Map.
- Development for residential purposes, an approximate 2.9ha area of land mapped by EcoLogical Australia as high conservation area with the Tralee Station Landholding as shown on the Conservation Plan Map to be offset.



project Tralee Station	client Tuggeranong Investments	prepared by ae design partnership architecture urban design planning	legend Cadastre South Jerrabomberra Planning Proposal Area Tralee Station South Jerrabomberra Planning Proposal Area	Future Urban Development Existing Urban Area Regional Conservation Connections	Approved Urban Development (South Tralee) Environmental Conservation Offset Area (53.2 Hectares) Future Council Ownership (Environmental Conservation) ELA High Conservation Area To Be Offset	10m Contours	dwg title Conservation Plan drawn WW	dwg no. checked date 24/03/15 issue A
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