



Ginninderry



**Ginninderry
Conservation Trust**

Ginninderry Conservation Corridor

A New Way of Working Together

National Parks Association of the ACT

16 September 2021



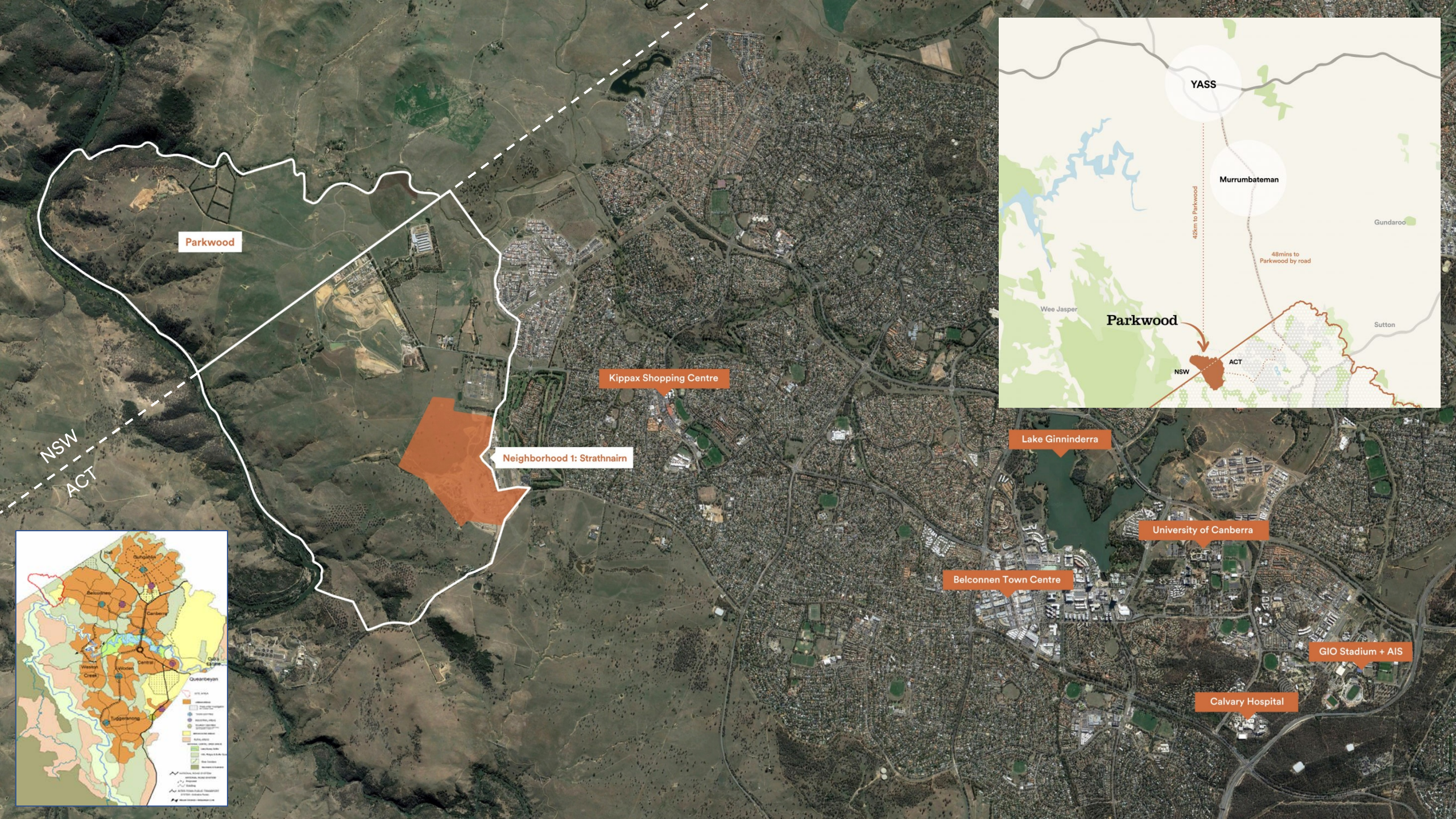
**Suburban Land
Agency**





Background artwork: Peter Fitzgerald, Lawrence Coghlan
and members of the Ginninderry community - acrylic on canvas.

Acknowledgement of Country



Ginninderry Management Structure

JOINT VENTURE



Government Developer



Private Developer

Joint Venture Board



Mike Scott
Independent
Chairperson



Angus Dawson
Territory
Representative



Katrina Fanning
Territory
Representative



Thomas Gordon
Territory
Representative



David Maxwell
Riverview
Developments
Representative



Patricia Barber
Riverview
Developments
Representative



Thomas Corkhill
Riverview
Developments
Representative

Jurisdictional Requirements



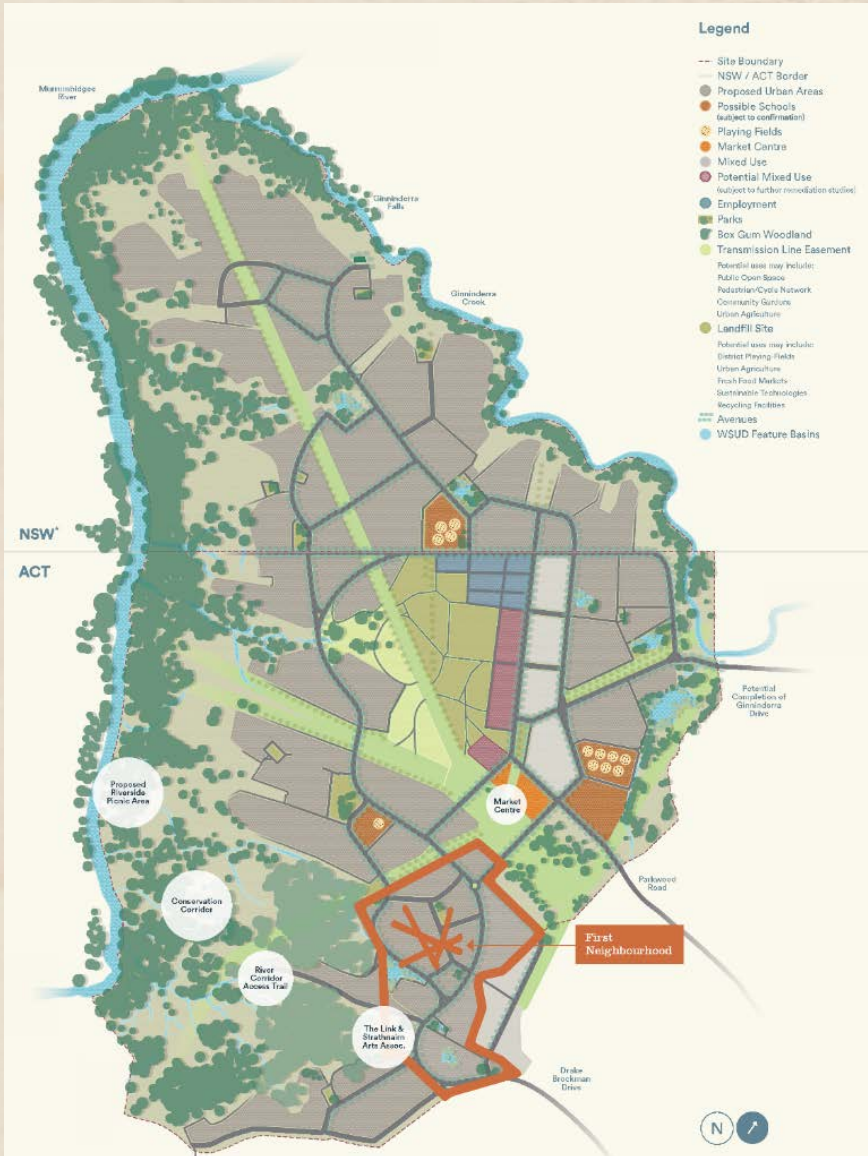
Australian Government
National Capital Authority



Office of
Environment
& Heritage

A Master Planned Community

Fast Facts



1,600 hectares of land

596 hectares of conservation corridor
along the Murrumbidgee River and Ginninderra Creek

Ultimately 11,500 dwellings over 30-40 years

- 6,500 ACT / 5,000 NSW

Four suburbs ... up to four schools

Market centre (major + minor supermarket, shops, community facilities, businesses ... about the size of Manuka)

Recreation, sports and community facilities

Traditional blocks, townhouses, terraces and apartments

- About 300 to 400 dwelling sites per year

The principles below will direct decision-making by all project management, sub-consultants and referral agencies in the delivery and development of the site. They reflect national priorities and Federal, State and Territory Government policies on housing affordability, climate change and environmental protection.

Partnering Principles

- Ptr 1. Partnering is essential to this project and the scale and timeframe will allow for positive partnerships to grow and thrive
- Ptr 2. Partnering with public agencies is a cornerstone of our approach
- Ptr 3. Engaging the community in design and governance is fundamental to the delivery of the project
- Ptr 4. Designing the project for community ownership and ultimate community control
- Ptr 5. Supporting community housing through public and private partnering arrangements
- Ptr 6. Collaborating with research and educational institutions to drive innovation

Evaluation Principles

- Eva 1. Identifying and delivering realistic and costed initiatives
- Eva 2. Providing independent peer review of project proposals and project outcomes
- Eva 3. Using recognised international and national benchmarks for sustainability performance to publicly report and raise awareness of project outcomes
- Eva 4. Empowering resident and community monitoring and management of sustainability performance
- Eva 5. Encouraging a culture of continuous improvement

Ecological Principles

- Eco 1. Acknowledging the intrinsic value of all species and the special role and regional significance of the Murrumbidgee River corridor and Ginninderra Creek
- Eco 2. Respecting and supporting the ecosystem functions of air, soil and water, recognising the importance of living and non-living environmental resources

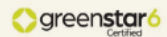
- Eco 3. Reducing greenhouse gas emissions through innovative products and place design, material selection and service provision
- Eco 4. Recognising our natural ecological limits and minimising our resource, water and energy consumption
- Eco 5. Using existing local infrastructure to deliver efficient renewable services
- Eco 6. Enhancing local opp and production of m
- Eco 7. Fostering a deep serv to the land, flora and

Social and Cultural Pri

- Soc 1. Respecting and hono Aboriginal cultural, h including integrating fabric of Belconnen
- Soc 2. Designing for social e interdependence, ho for the needs of indiv
- Soc 3. Maximising health, u environment to provi
- Soc 4. Instilling awareness a sustainability values.
- Soc 5. Using creative and ro a continuing sense of affirms and ennoble
- Soc 6. Designing neighbour encourage communit imaginative, function

Economic Principles

- Econ 1. Delivering a finicia recognising their sov
- Econ 2. Recognising the opp project's scale and lo high-level sustainabil profitability to joint v
- Econ 3. Building on existing li
- Econ 4. Ensuring long-term e design excellence an
- Econ 5. Minimising obsolesc component life cycle and change
- Econ 6. Integrating with the e and employment neh
- Econ 7. Growing a formal an fosters local jobs and green innovation and



A 6 Star Green Star Community

Ginninderry has achieved a world leading 6 star rating through t of Australia's Green Star - Communities program. For more inform



“Creating a sustainable community of international significance in the Capital Region.”

The Ginninderry Joint Venture is developing the project that spans the ACT and NSW border to achieve a vision of inspiring sustainable living, development practice and awareness. Achieving a high quality of life for the people living in Ginninderry is at the heart of our project's planning and design.

We will create a community that exemplifies world's best practice in its design, construction and long-term liveability. As a model of sustainable community living, it will be a place and community that can be showcased throughout Australia and internationally.

Project Objectives

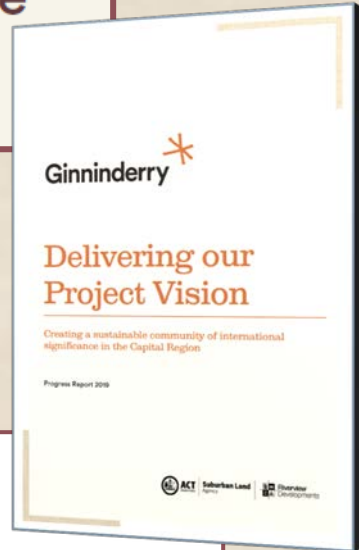
To achieve our vision we will challenge conventional industry thinking. We will employ practices, processes and systems that embody innovation and design excellence.

This project has been conceived and will be delivered on a fully integrated and audited triple bottom line basis.

Our project will:

- Be sustainable over time, socially, economically and ecologically (with a low and reducing ecological footprint)
- Respond to the local and global environment
- Provide for future beneficial change to occur in design, infrastructure and regulatory mechanisms
- Be cost effective, replicable and measurable
- Act as a new model that others can follow

“Creating a sustainable community of international significance in the Capital Region.”



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- Respond to the local and global environment
- Provide for future beneficial change to occur in design, infrastructure and regulatory mechanisms
- Be cost effective, replicable and measurable
- Act as a new model that others can follow

Independently Verified

Ginninderry is assessed and certified by the Green Building Council of Australia's Green Star – Communities program every 5 years.

Ginninderry has achieved a 6 star rating for World Leadership.

6 star ratings are awarded for projects who achieve 75+ points and are the highest rating awarded.

Initial Certification Achieved: August 2016

Green Star – Communities V0.0



Governance
19/21



Design
9/11



Liveability
16/23



Economic Prosperity
16.35/19



Environment
16.56/26



Innovation
4/10

Total Points: 80.91/100
+ 10 Innovation

Recertification Achieved: August 2021

Green Star – Communities V1.1



Governance
26/28



Liveability
15/22



Economic Prosperity
18.35/21



Environment
19.83/29



Innovation
5/10

Total Points: 84.18/100
+ 10 Innovation

Next Recertification: August 2026

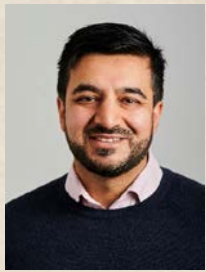
The Ginninderry Team



David Maxwell
Managing Director



Steve Harding
Project Director



Imran Khan
Project Manager



Matt Frawley
Landscape
Manager



Johnathan Drury
Design Manager



Marcus Mills-Smith
Head of Marketing
& Communications



Emma Skrabei
Head of Community,
Training & Employment



Tulitha King
Community
Development
Manager



Tom Gray
Arts and Cultural
Planning Coordinator



Alexia Mudruk
Office Manager/
Accountant



Tony Carey
Strategic Advisor



Craig Harris
Project Consultant



Imogen Featherstone
Planning Manager



Bede Roche
Project Surveillance
Officer



Ashleigh Johnston
Built Form
Compliance Officer



Cathy Liu
Sales & Marketing
Coordinator



Ross Hincksman
Sales Consultant



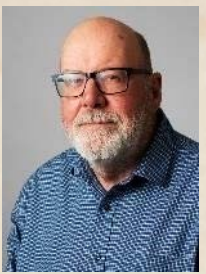
Lauryn Rettie
Sales Consultant



Ana Livanes
Sales Host



Peter Bartholomew
Office Assistant



Tony Adams
Strategic Advisor



David Roberts
Resource Recovery
Manager



Jessica Stewart
Sustainability
Manager



Adam Klau
Finance Director



Zoe Carter
Accounts Assistant



Jason Cummings
Conservation Chief
Executive Officer



Ange Calliess
Conservation
Programs Director



Tyson Powell
Conservation
Project Officer



Rachel Eland
Reporting and
Rehabilitation Officer

10

reasons why
Ginninderry
is inspiring
a new way
of living.



1. A 6 Star Green Star Community



2. An ancient heritage



3. Caring for the land



4. The home that's right for you



5. An affordable lifestyle



6. A healthy lifestyle



7. Creative and collaborative community building



8. Education, jobs and opportunity



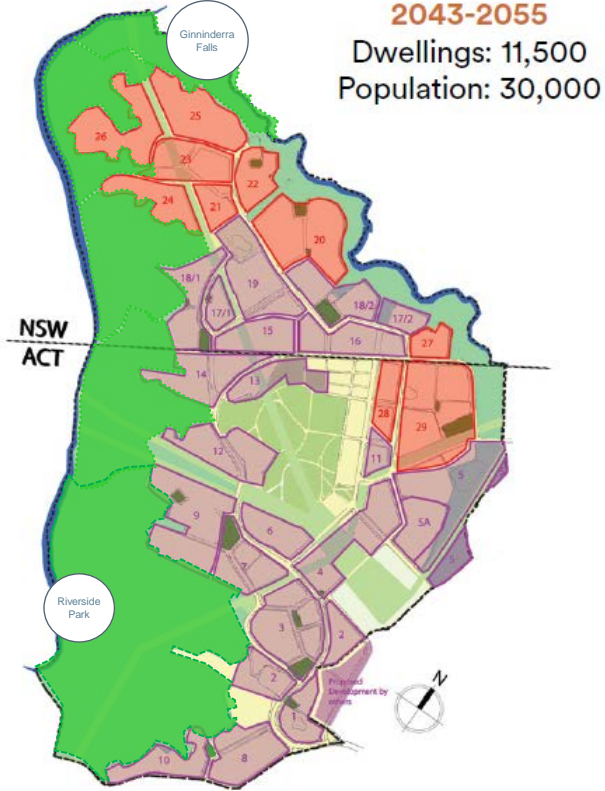
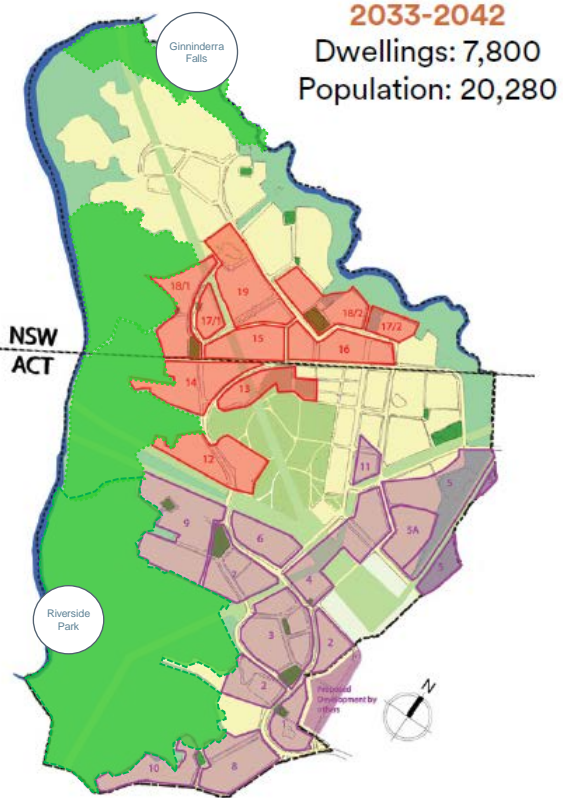
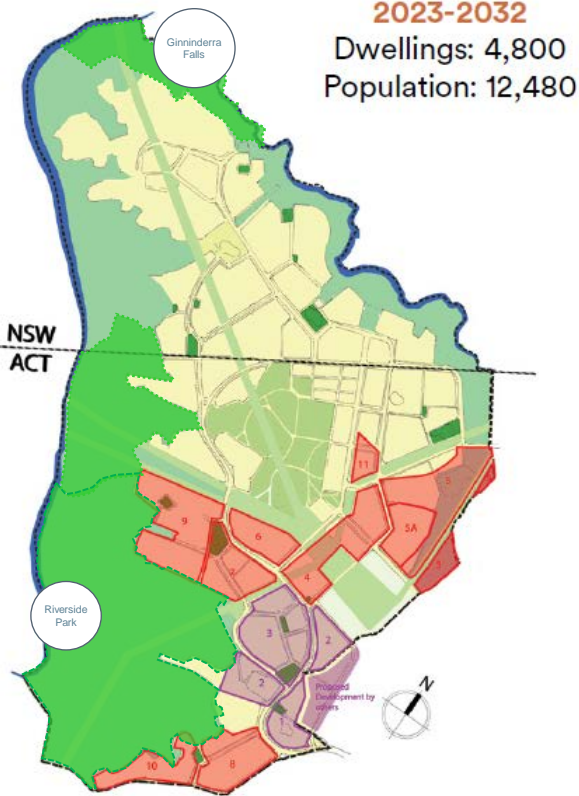
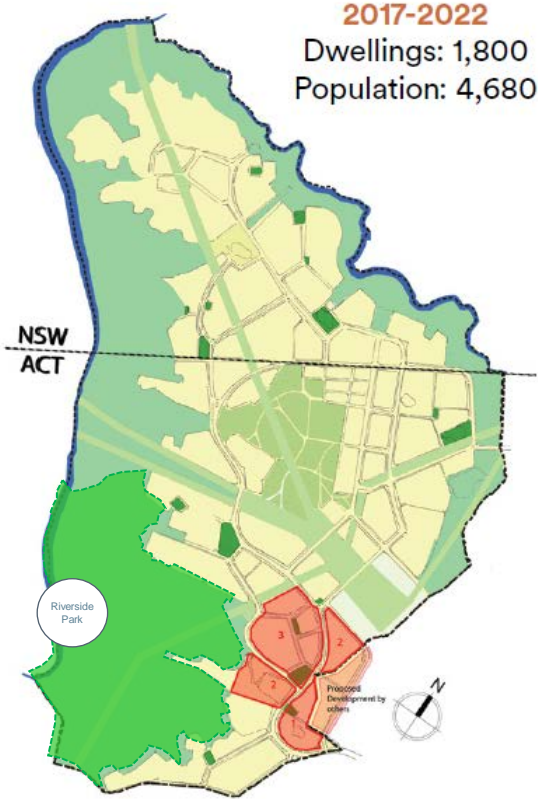
9. Responsible water management



10. Partnerships

A Staged Approach

Ability to explore, learn and deliver best practice thinking over time



● In development ● Completed/developed

NSW subject to landowner agreement

National Parks Assessment NSW Office of Environment and Heritage



Our reference: MD12/3455

Dr Chris Watson
Ginninderra Falls Association
79 Denny Street
LATHAM ACT 2605

Dear Dr Watson

I refer to your letter to the Minister for the Environment, the Hon Robyn Parker MP, regarding a proposal to establish a new national park on the NSW/ACT border. The Minister referred your letter to the Office of Environment and Heritage (OEH), and I am replying on her behalf.

Similar correspondence from the ACT on this issue has been received recently by the NSW National Parks and Wildlife Service (NPWS), part of OEH, and I am aware of the organised community support for this proposal.

NPWS receives many proposals each year to purchase private property for addition to the national parks system. NPWS only considers purchasing property on the open market, or where direct offers of sale have been made from the land owner. I understand that, in this circumstance, many parcels of private land would be required to be purchased to realise the proposal to establish the Murrumbidgee-Ginninderra Gorges National Park.

If land is offered or available for purchase, NPWS undertakes a rigorous process of assessment at both state-wide and regional levels to determine if the conservation values of the land warrant reservation as a national park, and whether the land aligns with strategic priorities for reservation. The NSW Government's current reserve acquisition priorities are focussed on areas of high conservation value that contribute to the landscape. The land in question does not appear to be a critical link in any particular conservation corridor.

In a constrained budget, even lands that meet all these criteria have to be considered against many competing demands for acquisition funds. The significance of park establishment and ongoing management costs are also factors in making decisions about which land to purchase.

I understand that the former private tourist facility on this land was closed after several injuries to visitors made it unviable to obtain appropriate insurance. If the NSW Government was to purchase the land and open it as a national park, it would bear the cost of making it safe as well as funding ongoing management costs. Given the proximity of the land to the northern suburbs of Canberra, it is likely that a majority of the beneficiaries of such a recreational facility would be ACT residents.

Notwithstanding these issues, I acknowledge the conservation values and recreational opportunities of the land in question.

PO Box 733 Queanbeyan NSW 2620
11 Fairs Place Queanbeyan NSW
Tel: (02) 6229 7002 Fax: (02) 6229 7006
ASN 50 641 387 271
www.environment.nsw.gov.au

Page 2

I can advise that the Minister, on behalf of the Premier, has written to the ACT Chief Minister, Ms Katy Gallagher MLA, on this matter. Solutions other than the establishment of a new NSW national park may be able to achieve many of the outcomes sought by the community groups. For example, a formal Conservation Agreement under the NSW *National Parks and Wildlife Act 1974* may help achieve the desired protection of the area's natural and cultural values. I also note the interest of Yass Shire Council and consider there may be a possible role for the private sector in offering recreational opportunities.

Senior regional officers of NPWS will be contacting their counterparts in the ACT Government to explore such options. In the meantime, if you have further queries you may wish to contact Ms Julie Crawford, NPWS Area Manager, Queanbeyan, telephone 02 6229 7054.

I trust this information is of assistance.

Yours sincerely

GARY DUNNETT
A/Director Metropolitan and Mountains
National Parks and Wildlife Service

5/9/2012

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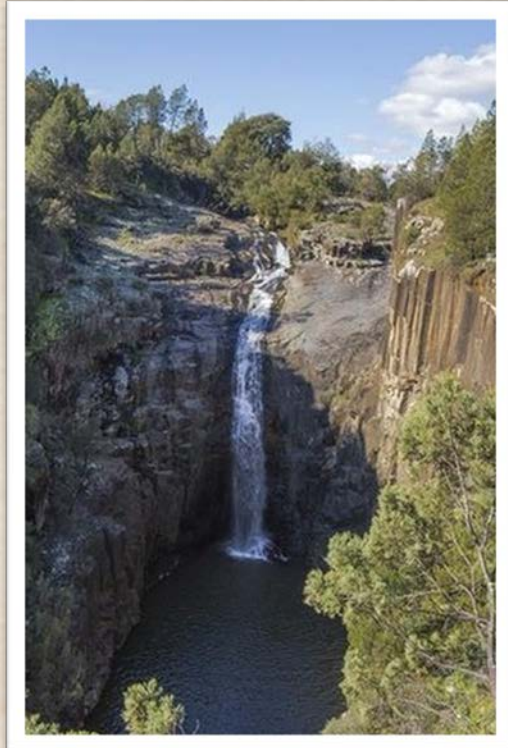
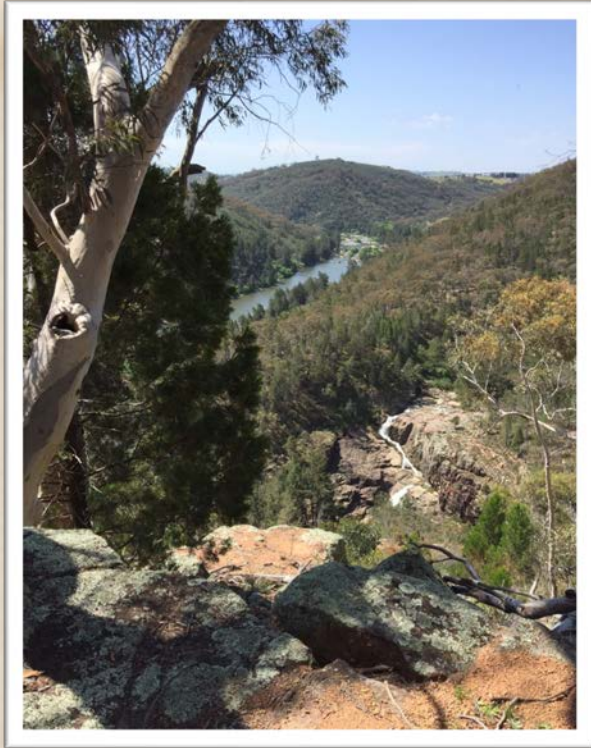
Yours sincerely

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A/Director Metropolitan and Mountains
National Parks and Wildlife Service

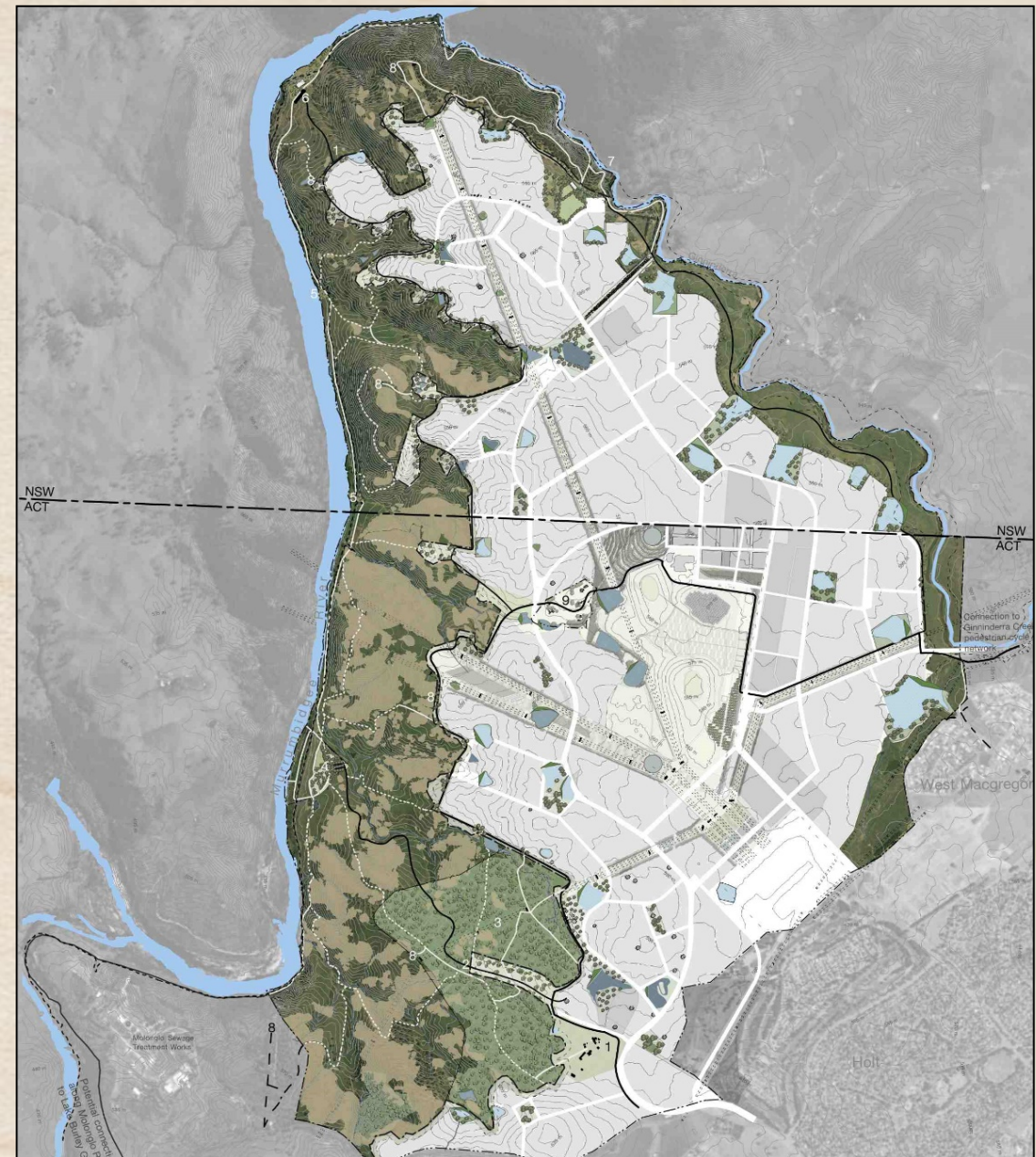
5/9/2012

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Ginninderry Conservation Corridor



Total Ginninderry Area: 1600ha
Conservation Corridor
Total Area: 596ha



Informed by Environmental Studies

- Peer review by David Shorthouse
- Geoff Butler & Associates, *Conservation Management plan for part of Ginninderra Creek*, 4 November 2009.
- West Belconnen Vegetation Survey Summary, August 2015, Robert Jessop Pty Ltd.
- West Belconnen Tree simulation modelling: Stage 1 Precinct Plan, Darren Le Roux, Philip Gibbons, Karen Ikin and Laura Rayner Fenner School of Environment & Society, Australian National University
- Little eagle scat analysis, completed during 2014
- Heath Goanna Habitat Assessment, Dec 2016, Ecological Pty Ltd.
- Draft Management Plan, West Belconnen Conservation Reserve 2016 – 2021, TRC, Nov 2016.
- Ginninderry Pink-tailed Worm-lizard survey and habitat mapping of NSW land, Capital Ecology, April 2019
- Ginninderry Pink-tailed Worm-lizard survey and habitat mapping of ACT land, Capital Ecology, May 2018
- Baseline vegetation survey, Procedures Manual, Sarah Sharp, March 2015
- Baseline vegetation survey, Ecological Mapping, Sarah Sharp, Updated 2017
- A Preliminary Biodiversity Survey of the Ginninderra Falls Area, Ginninderra Catchment Group, 2016
- Ginninderry Drive Extension Golden Sun Moth and Ecological Surveys, Umwelt, February 2015
- Movements of the little eagle (*Hieraaetus morphnoides*) surrounding the proposed Riverview Development Area, Australian Capital Territory, Renee Brawata and Bernd Gruber, 2016
- *West Belconnen ACT Parkwood Land Flora and Fauna Assessment*, Kevin Mills & Associates, December 2013
- *West Belconnen Project ACT & NSW Land Flora and Fauna Studies*, Kevin Mills & Associates, January 2009
- *Further Flora and Fauna Studies, Land at West Molonglo and Ginninderra Creek*, Kevin Mills & Associates, July 2009
- *West Belconnen Project NSW Land Flora and Fauna Studies*, Kevin Mills & Associates, September 2013
- *West Belconnen Project ACT and NSW Land Targeted Bird Surveys*, Kevin Mills & Associates, September 2013
- *Ecological Studies West Belconnen Australian Capital Territory*, Kevin Mills & Associates, January 2014
- Nash, K., & Hogg, D. *West Belconnen Woodland Areas Confirmatory Ecological Assessment*, May 2013.
- Osborne, W., & Wong, D. *The extent of habitat for the vulnerable Pink-tailed Worm Lizard (*Aprasia parapulchella*) in the West Belconnen – Ginninderra Creek investigation area - confirmatory distribution surveys and mapping*, 10 May 2013.
- *West Belconnen Golden Sun Moth surveys*, Rowell, A., October to December 2012., 2013
- Proposed West Belconnen Conservation Area Options for establishment and management, TRC, 10 June 2014
- Natural Temperate Rocky Grassland Assessment, SMEC, Jan 2017.
- A comparison of the breeding and non-breeding home range of a male Little Eagle (*Hieraaetus morphnoides*) near the proposed Ginninderry Development, ACT Phase 2 Report, Renee Brawata and Bernd Gruber, 2016



Understanding Bushfire

Government Requirements and Standards



ACT Government



Australian Government
National Capital Authority

yass valley council

the country the people



Office of Environment & Heritage

Planning Management Strategies

Parkwood Planning Proposal Services and Infrastructure report

2 June 2017

Category of service options (not option in determined)	Recurrent funding source	Key steps*	Timing on key steps*
Government, not with the user as an enhanced	From 1 July 2017 the NSW government will introduce an emergency services property levy to be collected by councils, along with rates, on behalf of the NSW government. This will replace current funding arrangements.	Monitor outcomes of NSW funding changes Desk top exercise	2018 2-5 years in advance
Capital and recurrent funding supplied by user charges	Funding as per Commonwealth/State/Territory Government agreement	Resolve details	2 years in advance
Capital and recurrent funding supplied by user charges (ACT) as per likely consumer choice	Funding will be a combination of: - levy on land sold - commercial activities operated by the Trust	Work has been scoped between Riverview Projects (ACT) and OEH to develop next level of detail about Conservation Trust, including the regulatory framework	2016/17
Natural resources and environment management	Options 1. ACT and NSW police via existing Special Member model, with administrative enhancements 2. Option 1, plus joint patrols 3. Cross border justice scheme model, currently in place in border areas of South Australia, Northern Territory and Western Australia 4. Buffer zone option - a	A detailed feasibility assessment and new financial arrangements between ACT and NSW governments would be required for buffer zone option. No special financing arrangements anticipated for other options.	By 2020

The West Belconnen Project Bushfire Management Strategy

Prepared for Riverview Group

18 June 2014



Research Ongoing

LAND AND WATER
www.landandwater.gov.au

Ginninderry Bushfire Performance Design Project

This project aims to develop, implement, monitor and continuously improve a performance-based design methodology to manage bushfire risk for Ginninderry.

Project Scope
The project intends to define and integrate best practices in bushfire building design, infrastructure, services, town planning, fuel management, access and community engagement into a holistic bushfire risk management strategy for Ginninderry.

What is Bushfire Performance-Based Design?
Bushfire performance based design is an approach which carefully articulates the nature of the bushfire risk posed for a location and then takes integrated and robust risk management design solutions to meet and exceed the expectations of both the community and government regulators.

Town Planning and Fuel Management
Careful consideration of the proximity of built assets to adjacent vegetation, both managed and unmanaged, provides the basis for limiting the level of exposure of built assets to bushfire risk. Careful selection and retention of certain vegetation can act as strategic robust fuel, flame and ember filters. This vegetation also provides wind moderation and moisture retention in soils and built elements which further reduces the potential for loss.

Access
Both building and town planning design combine to provide visible access and egress for community and emergency services in the context of a bushfire event. The proposed robust risk management design intends to provide a level of redundancy by incorporating several building loss potential with effective egress paths and alternative shelter locations in the unlikely event that buildings are lost.

Building, Infrastructure and Services Design
CSIRO will enable and support a performance based building design approach which, for a development of this scale, will provide a more cost-effective way to meet community and government expectations for bushfire risk management compared to deemed provisions.
These design approaches will draw upon current understanding of building and infrastructure responses to bushfire and use this as an evidence base to support performance based design.

Community Engagement
CSIRO will develop education materials and related engagement programs to support improved understanding of the holistic bushfire design process in making and influencing Ginninderry. The community will be encouraged to play its part in a shared responsibility role to effectively incorporate bushfire and its associated risks into their lifestyle so that bushfire becomes an integral natural process rather than a social problem.
CSIRO is excited to use this collaborative opportunity to both showcase current science knowledge and push the boundaries of science integration directly into urban design outcomes and community adaptation to bushfire.

CONTACT US
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e 2302 345 5274
c csirowell@csiro.au
w www.csiro.au

FOR FURTHER INFORMATION
CSIRO Land and Water
John O'Connell
t 41 9548 2346
e john.oconnell@csiro.au
www.csiro.au/Research/Environment/CSIRO/Well/Well/Bushfire-Research

Comply with all bushfire management standards required by the ACT Emergency Services and NSW Rural Fire Service



CSIRO Bushfire research to conduct research and continuous learning for the life of the project (30-40 years).

Ensuring best practice bushfire management is maintained for the life of the project

Ginninderry Aboriginal Advisory Group

The Ginninderra Aboriginal Advisory Group (GAAG) provides:

- Advice to the Conservation Trust.
- Input to cultural values management.
- Advises Indigenous stakeholders and broader indigenous community of GAAG activities.
- Responses to project wide issues as raised by the JV and community.

Comprises eight knowledge holders (or their representatives) as nominated by the Indigenous community stakeholders.

Ginninderry Development Project Aboriginal Cultural Values Assessment Report

Riverview Projects (ACT) • v.3 • May 2017

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Culture and History

Ginninderry Conservation Corridor



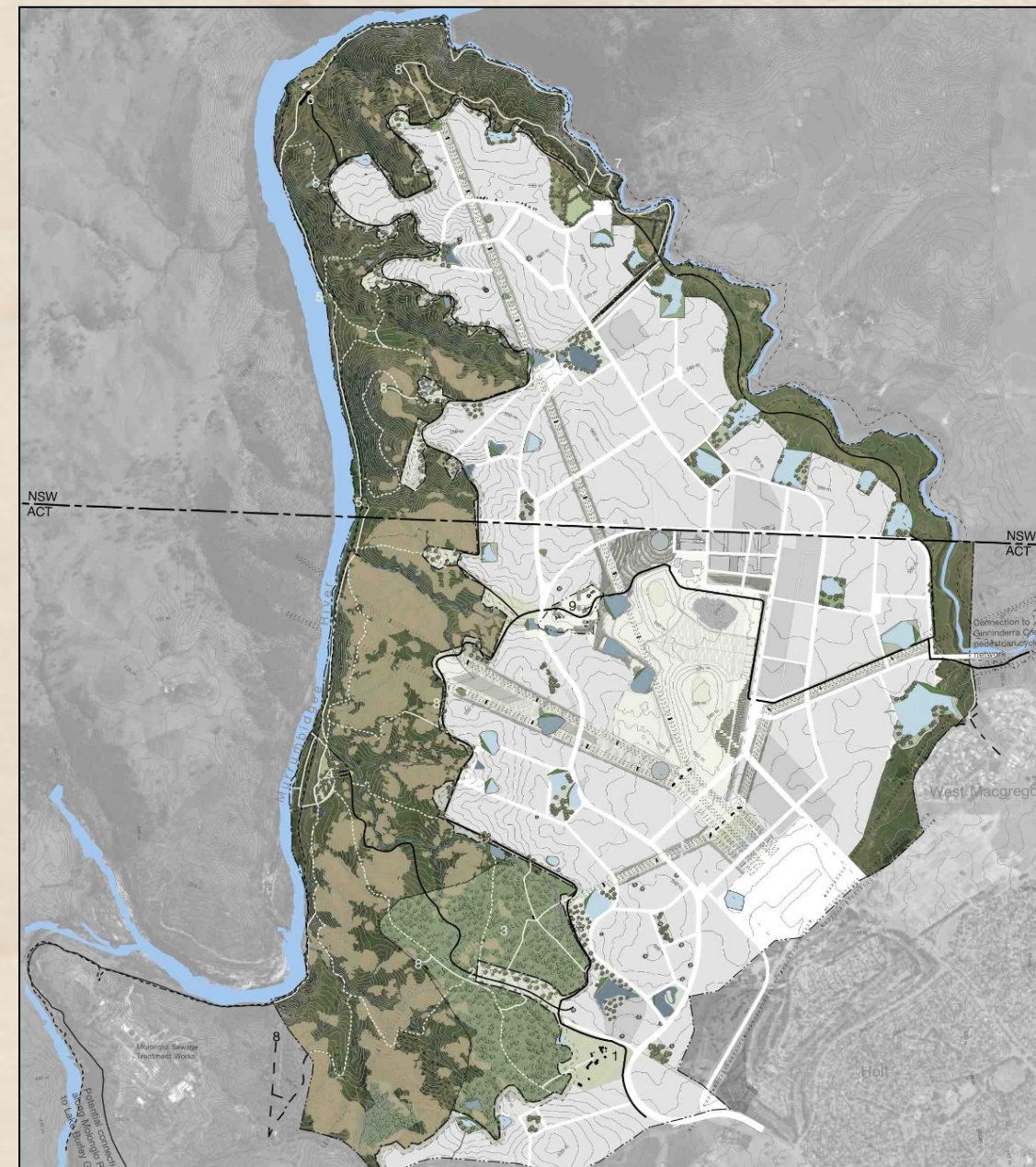
Ginninderry Conservation Trust

Business as Usual:

- Minimal studies
- Separate management responsibility:
 - ACT land – ACT Government Parks and Conservation
 - NSW land – Environmental Trust

Ginninderry Conservation Corridor

- Area defined by environmental and cultural scientific research
- Singular management responsibility and coordination for both ACT and NSW lands



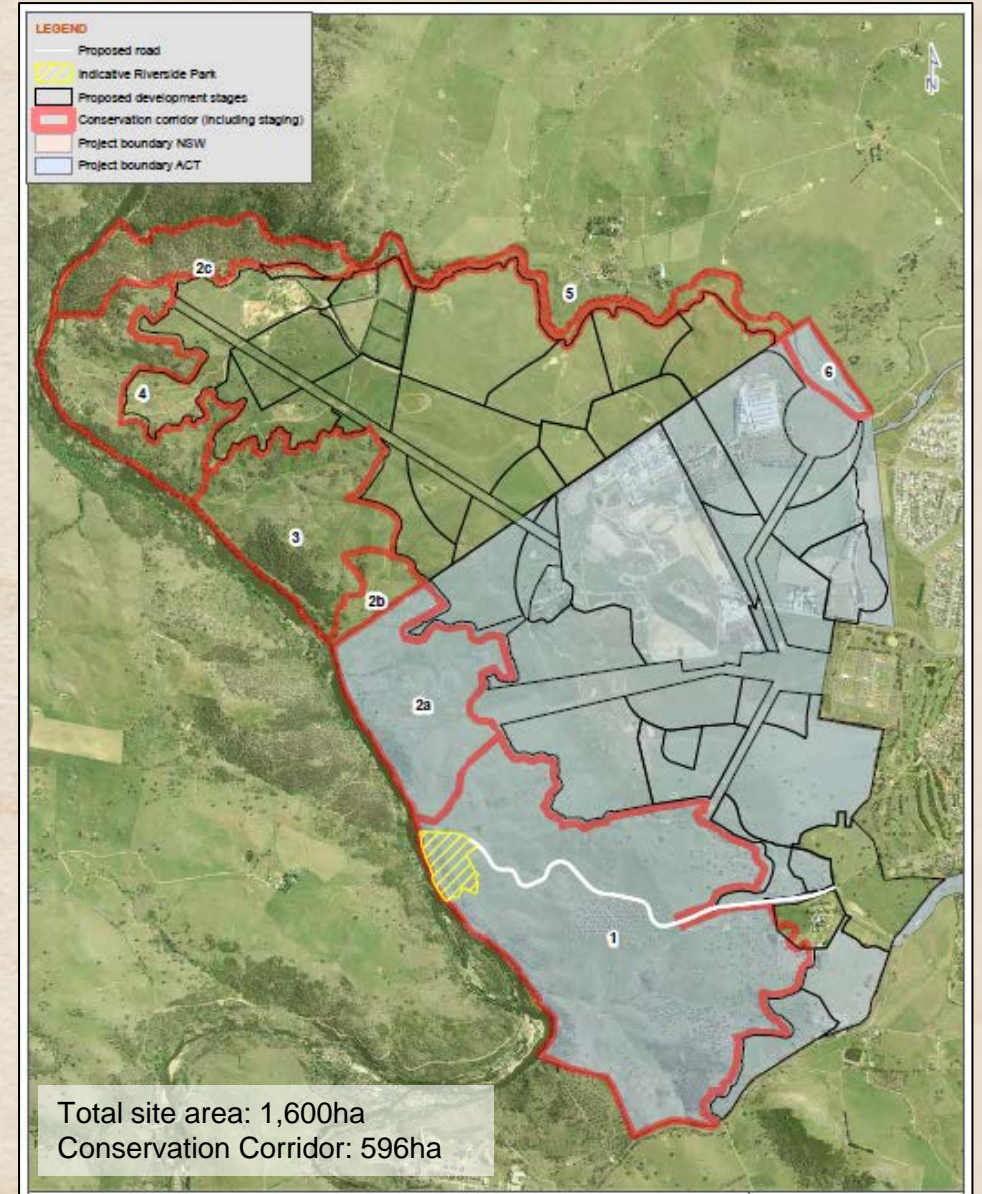


Ginninderry Conservation Trust

Established by the Ginninderry Joint Venture to manage the conservation corridor that borders the development area on both ACT + NSW land.

The Ginninderry JV assists the Trust to:

- 1) Undertake infrastructure works in the conservation corridor to establish tracks, trails, a visitors centre and other facilities;
- 2) Provide funding to ensure the Trust can remain operating into perpetuity.





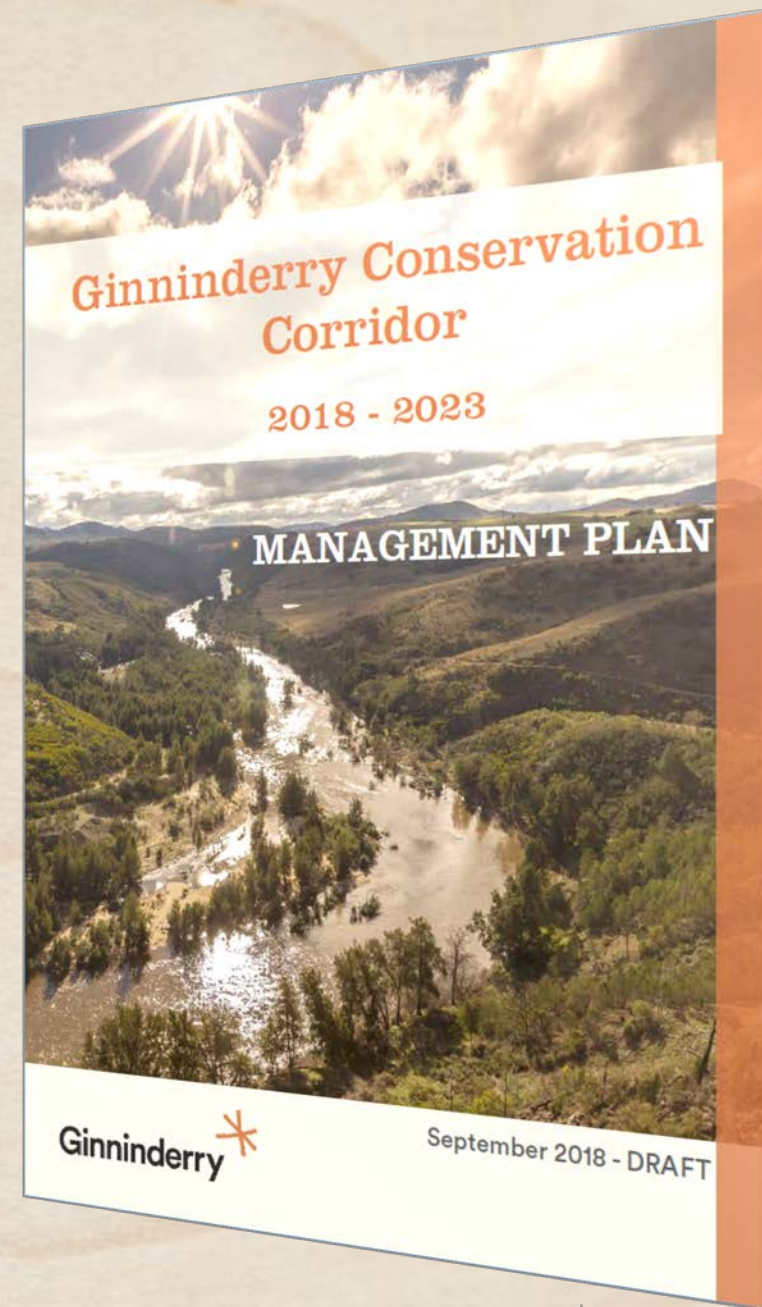
Ginninderry Conservation Trust

Appointment of Staff:

- Jason Cummings – Chief Executive Officer
- Ange Calliess – Programs Director
- Tyson Powell – Aboriginal Project Officer
- Rachel Eland – Project Officer

Appointment of Board:

- Skills-based community representatives including two Aboriginal representatives from the Ginninderry Aboriginal Advisory Groups
- Reserved positions - 3 for ACT Govt; 1 for YVC; 1 for NSW Govt; 1 for Joint Venture
- These 11 representatives appoint an Independent Chair, with a casting vote





Ginninderry Conservation Trust



Board members:

- David Coutts (Community Representative)
- Rod Griffiths (Community Representative)
- Roz Chivers (Community Representative)
- Alistair Henschman (Community Representative)
- Leesa Croke (ACT Government)
- Jennifer Finlay (ACT Government)
- Daniel Iglesias (ACT Government)
- Wally Bell (Ginninderry Aboriginal Advisory Group)
- Alice Williams (Ginninderry Aboriginal Advisory Group)
- Jasmin Jones (Yass Valley Council)
- David Maxwell (Ginninderry Joint Venture)



Ginninderry Conservation Trust



Ecological restoration and conservation of biodiversity

- Ecological restoration and biodiversity management
- Weed management
- Pest animal management
- Fire management
- Grazing as a management tool
- Managing urban interface effects
- Sensitive location and design of infrastructure
- Protection of aquatic ecosystems
- Conservation connectivity
- Collaborative control measures



Conservation and celebration of heritage and culture

- Aboriginal heritage
- European heritage



Providing enriching visitor experiences

- Achieving sustainable visitor use
- What visitor uses and activities will be permitted? Recreational trails network
- Visitor access and amenity
- Visitor safety
- Commercial partnerships
- Interpretation

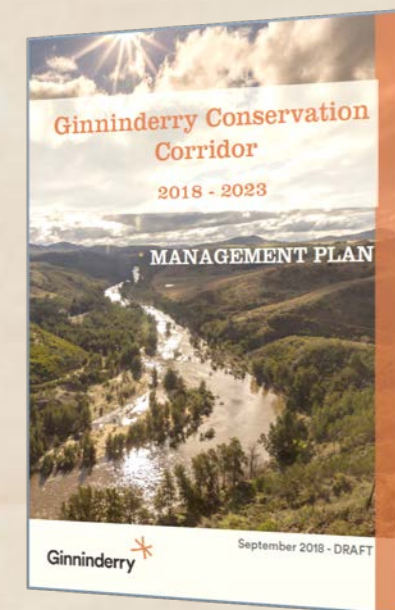
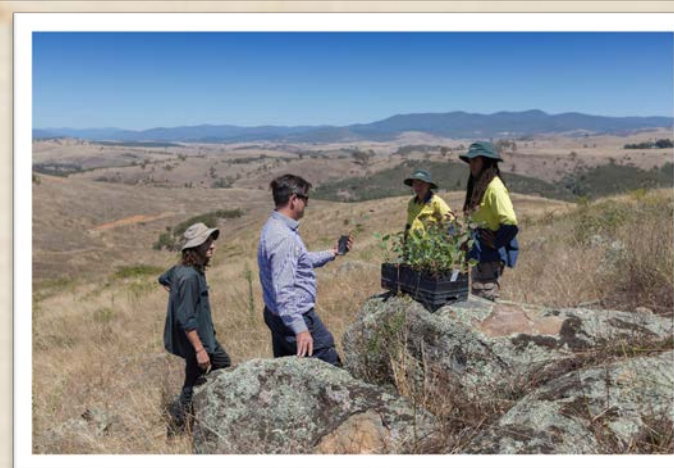


Protection and enhancement of scenic landscapes

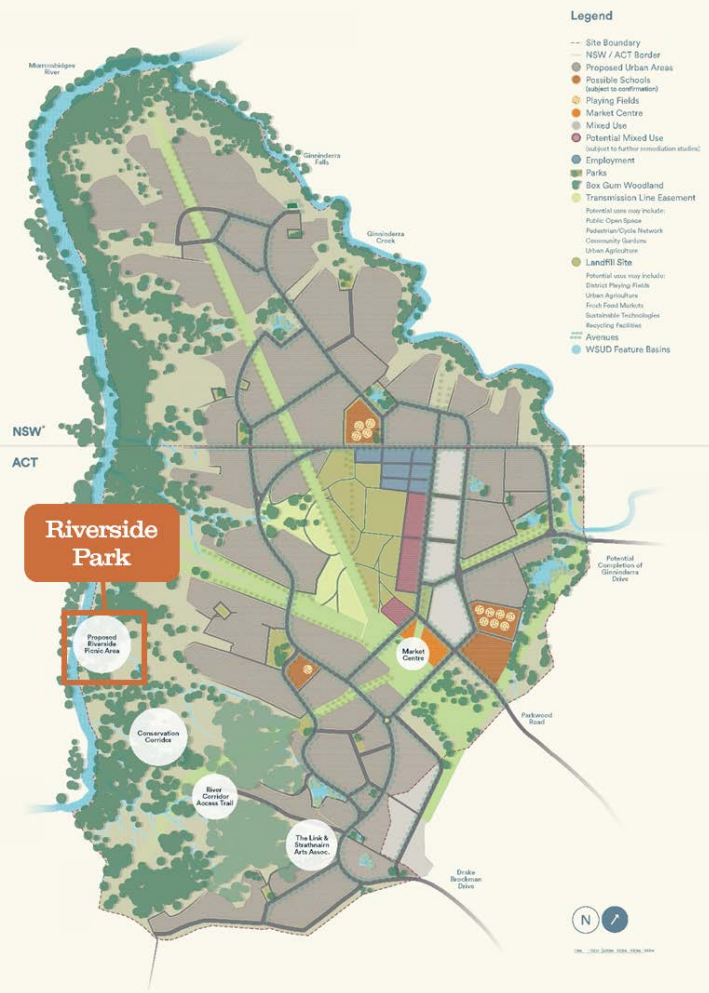


Achieving community stewardship and partnerships

- Community stewardship
- Partnerships



Key Recreation Opportunities Riverside Park



- Conservation Trust Offices
- Café and Education Centre
- Turtle Wetland
- Accessible Pathways
- Playgrounds
- Pink Tailed Worm Lizard habitat

- Rehabilitation Site
- Walking Circuits
- Yabby Fishing
- Camp Sites
- Rope Bridges
- Water Play



Key Recreation Opportunities Tracks and Trails



Ginninderry Research Steering Committee

Reasons for research

- To inform planning, community building, and other decision making
- The role of “citizen science” as a community building tool
- Monitoring and reporting against the project vision
- The “public good” role of research
- Partnerships and collaborations to capture outside resources

Research budget

To ensure that there is adequate budget and a considered approach to research.

Revised annually and submitted to the Ginninderry JV Board (as a component of the overall project budget) for approval.

Committee Membership

Steve Harding

Tulitha King

Jessica Stewart

Imogen Featherstone

Jason Cummings

Alistair Henschman

Current Research of Conservation Corridor

- Water quality monitoring
- Restoration of waterways - Mulloon Institute
- Pink-Tailed Worm-Lizard monitoring
- Fox management PhD
- Snake relocation and movement



- Little Eagle
- eDNA studies
- Natural grassland scrape and sow site





Community Collaboration

- Bush on the Boundary
- People and Place Group
- Ginninderry Transport and Travel Advisory Group
- Ginninderry Aboriginal Advisory Group
- Drake Brockman Drive Residents Group





For more information, check out
ginninderry.com and ginninderry.org
or come and visit us at:
The Link
1 McClymont Way, Strathnairn