



Ginninderry



**Ginninderry
Conservation Trust**

Ginninderry Conservation Corridor

Friends of the
Australian National Botanic Gardens

22 April 2021



ACT
Government

Suburban Land
Agency

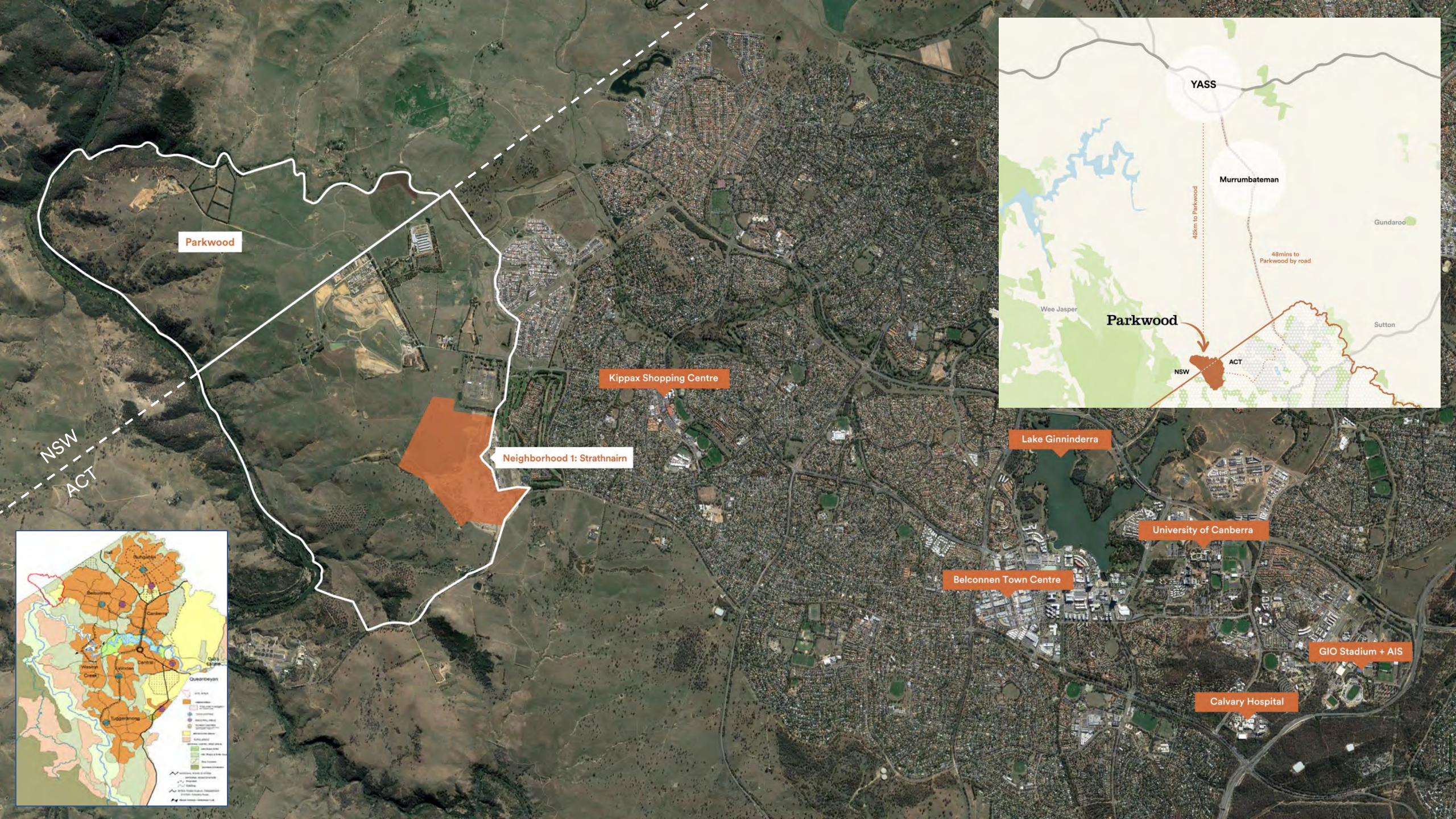


Riverview
Developments



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



Development Manager



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

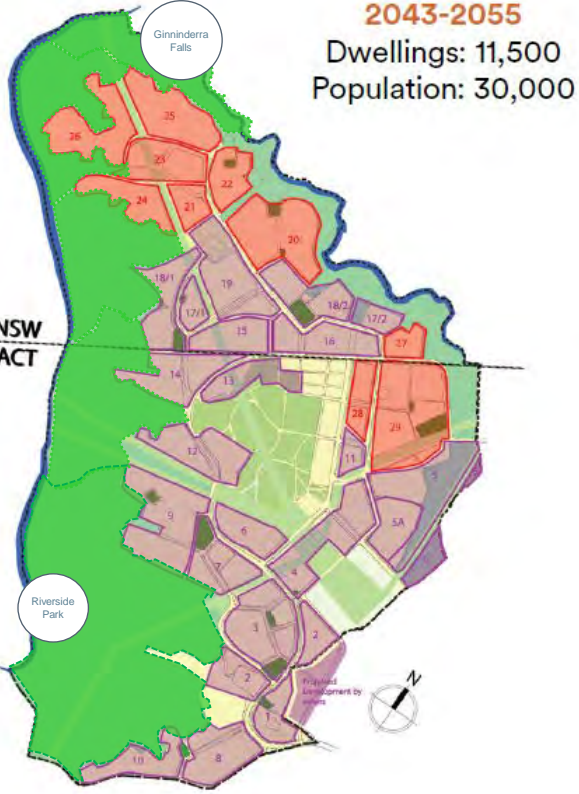
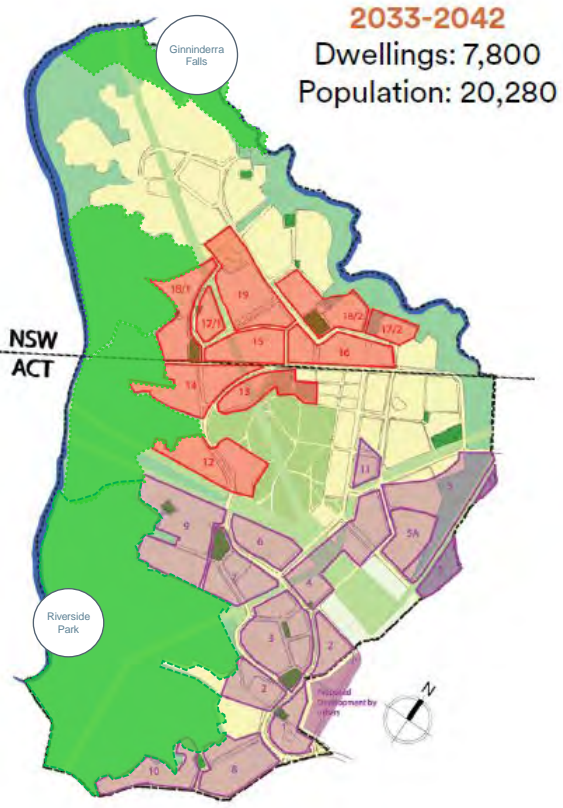
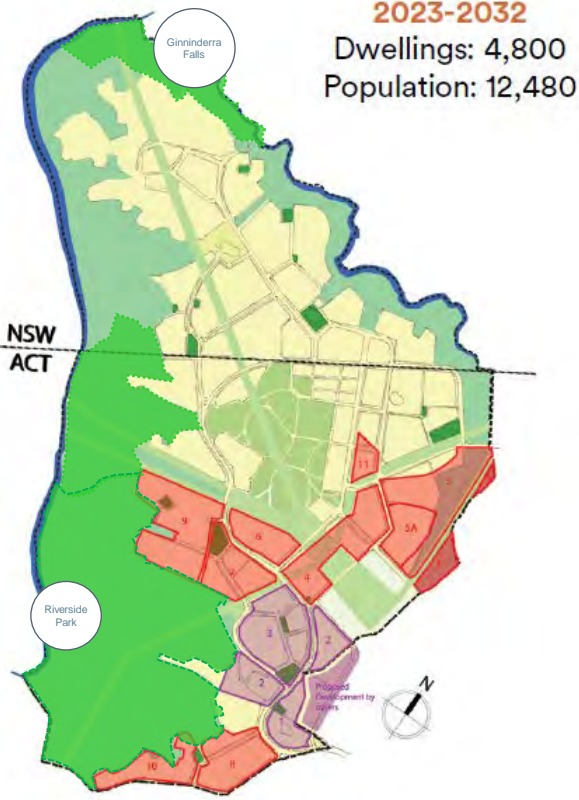
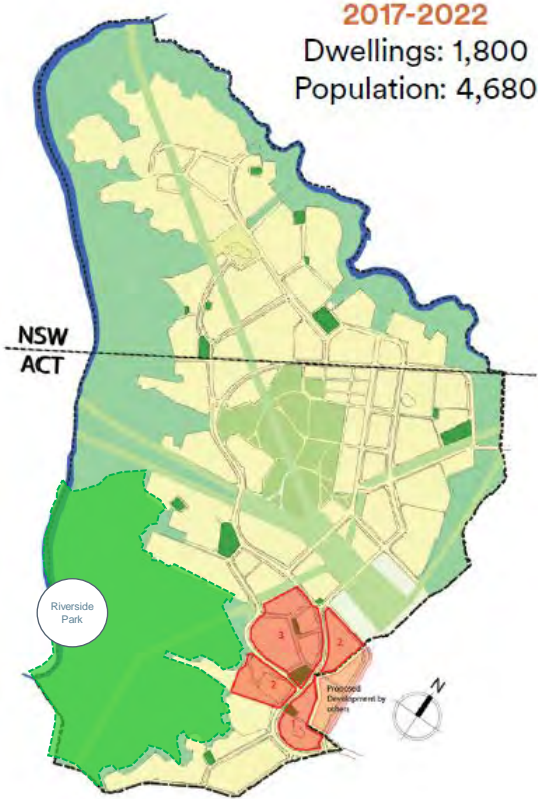
- About 300 to 400 dwelling sites per year



ACT
NSW

A Staged Approach

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



● In development ● Completed/developed

NSW subject to landowner agreement

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

Ginninderry

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

- Pttr 1. Partnering is essential to this project and the scale and timeframe will allow for positive partnerships to grow and thrive
- Pttr 2. Partnering with public agencies is a cornerstone of our approach
- Pttr 3. Engaging the community in design and governance is fundamental to the delivery of the project
- Pttr 4. Designing the project for community ownership and ultimate community control
- Pttr 5. Supporting community housing through public and private partnering arrangements
- Pttr 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 of renewable services and reusable resources
- Eco 6. Enhancing local opportunities for food production and production of materials
- Eco 7. Fostering a deep sense of respect for and care of the land, flora and fauna

Social and Cultural Principles

- Soc 1. Respecting and honouring Aboriginal and non-Aboriginal cultural, historical and spiritual values including integrating with the existing rich, social fabric of Belconnen
- Soc 2. Designing for social equity, affordability, diverse interdependence, honouring differences and care for the needs of individuals through all stages
- Soc 3. Maximizing health, safety and comfort of the environment to provide enduring quality of life
- Soc 4. Instilling awareness and supporting education sustainability values, technology and lifestyles
- Soc 5. Using creative and robust design solutions to create a continuing sense of place and beauty that is affirming and enabling
- Soc 6. Designing neighbourhoods that support and encourage community interaction through imaginative, functional and enjoyable public spaces

Economic Principles

- Econ 1. Delivering a financial return to the ACT Government recognising their sovereign interest in the land
- Econ 2. Recognising the opportunities provided by the project's scale and low capital base to achieve high-level sustainability outcomes while deliver profitability to joint venture partners
- Econ 3. Building on existing local infrastructure
- Econ 4. Ensuring long-term economic viability through design excellence and community building
- Econ 5. Minimising obsolescence through design of an component life cycle, allowing for disassembly and change
- Econ 6. Integrating with the Belconnen commercial, retail and employment networks
- Econ 7. Growing a formal and informal green economy fosters local jobs and builds regional learning and innovation and technology

Ginninderry



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

Riverview Developments, working with the ACT and NSW Governments, is developing the site at Belconnen/Parkwood 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



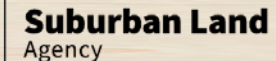
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A 6 Star Green Star Community

Ginninderry has achieved a world leading 6 star rating through the Green Building Council of Australia's Green Star - Communities program. For more information visit ginninderry.com



The Ginninderry Team



David Maxwell
Managing Director



Steve Harding
Project Director



Alexia Mudruk
Office Manager/
Accountant



Ross Hincksman
Sales Consultant



Matt Frawley
Landscape
Manager



Jessica Stewart
Sustainability
Manager



Johnathan Drury
Design Manager



David Roberts
Resource Recovery
Manager



Peter Bartholomew
Office Assistant



Tony Carey
Strategic Advisor



Imran Khan
Project Manager



Bede Roche
Project Surveillance
Officer



Adam Klau
Finance Director



Cathy Liu
Sales &
Marketing Coordinator



Lauryn Rettie
Sales Consultant



Ana Livanes
Sales Host



Emma Skrabei
Training & Employment
Manager



Ashleigh Johnston
SPARK Programs
Coordinator



Tony Adams
Strategic Advisor



Imogen Featherstone
Planning Manager



Zoe Carter
Accounts Assistant



Tom Gray
Arts and Cultural
Planning Coordinator



Tulitha King
Community
Development
Manager



Jason Cummings
Conservation
Manager



Ange Calliess
Conservation Programs
Manager



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

Urban Design Initiatives

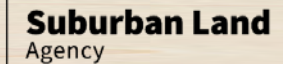


Retention of Trees

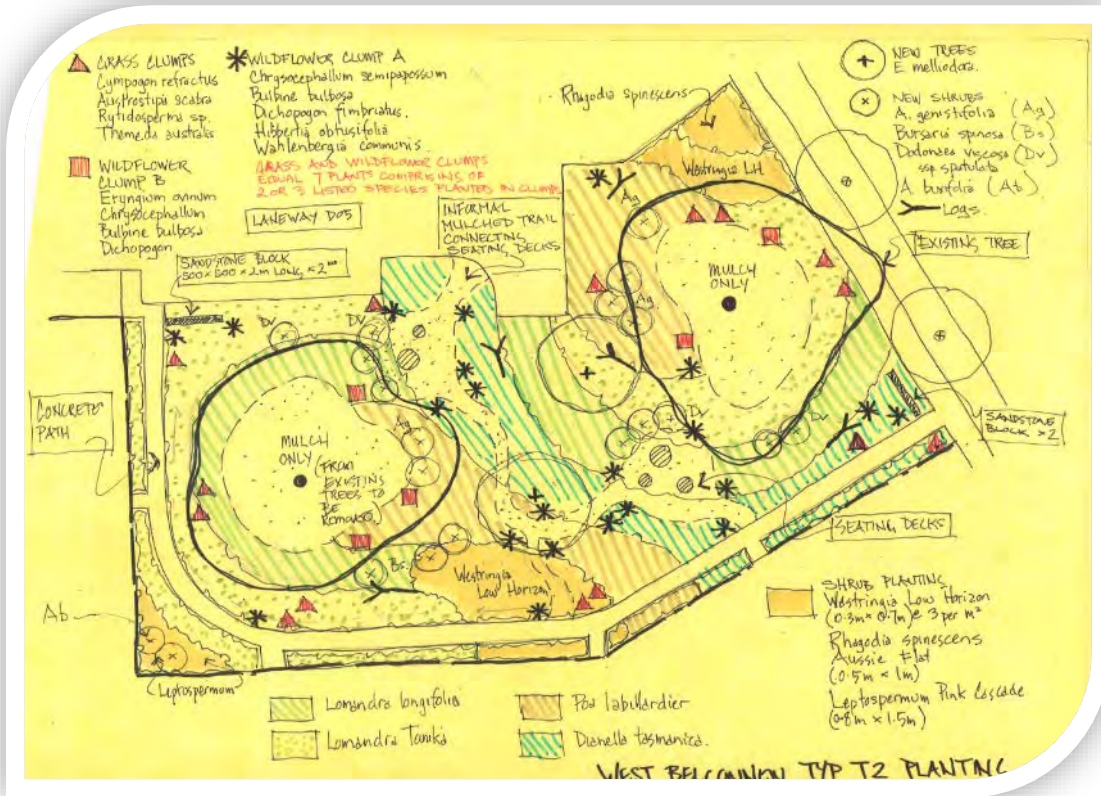


Stage One	Total number	Retained	Percentage retained
Trees on site	90	70	78%
Business as usual would be 25 – 50%			
Regulated trees on site	61	45	74%
Regulated High quality	22	19	86%
Regulated Medium quality	23	19	82%
Regulated Poor quality	16	7	44%
Hollow bearing	16	9	56%
Biota Assessed	37	23	62%

92% tree retention in Stage Two



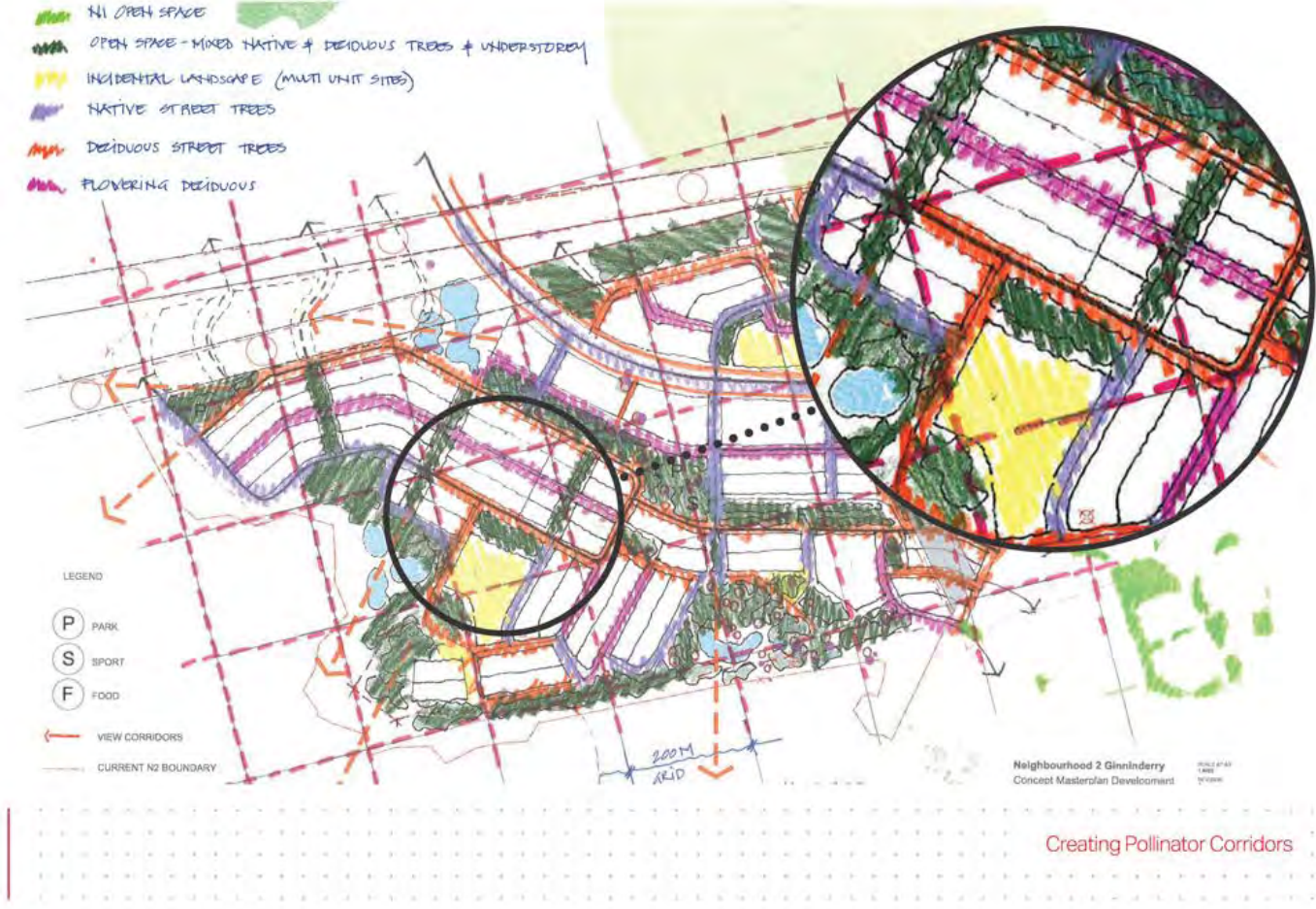
Productive Landscapes Biota Tree Research



Productive Landscapes

Plants for a Purpose

01. STREET TREES



Local Food Production



Front landscaping is part of the package at Ginninderry.

Strathnairn
Ginninderry



When you buy a block of land in Ginninderry's first suburb of Strathnairn you'll receive your front landscaping from one of our professional contractors at **no additional charge** provided you comply with the Ginninderry Housing Design Requirements.

And with seven concept designs to choose from, you'll be able to find your perfect fit.

Contemporary – Formal



Edible Garden – Formal



Contemporary – Informal



Edible Garden – Informal



Native – Informal



Edible Garden



Native – Formal

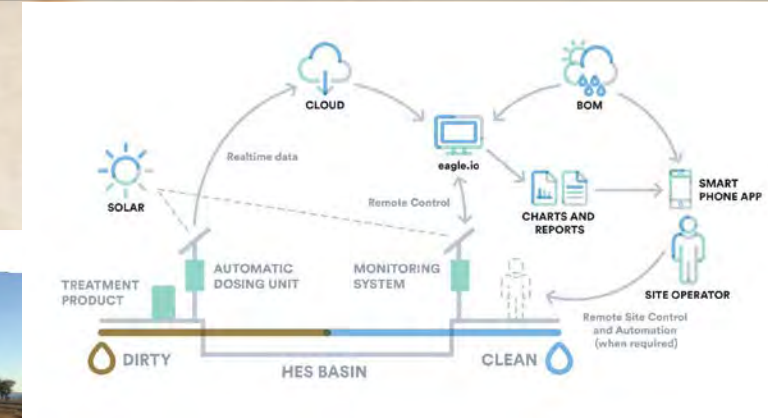
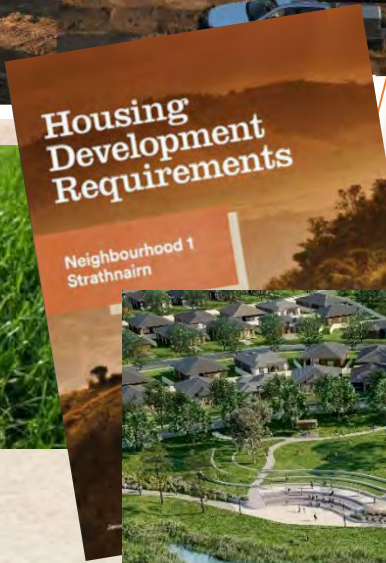
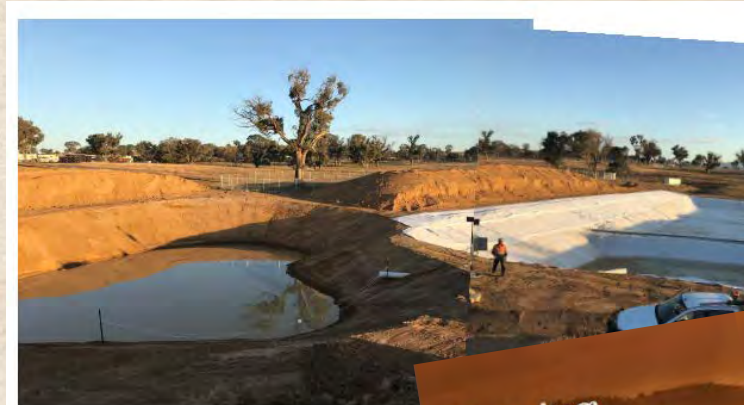
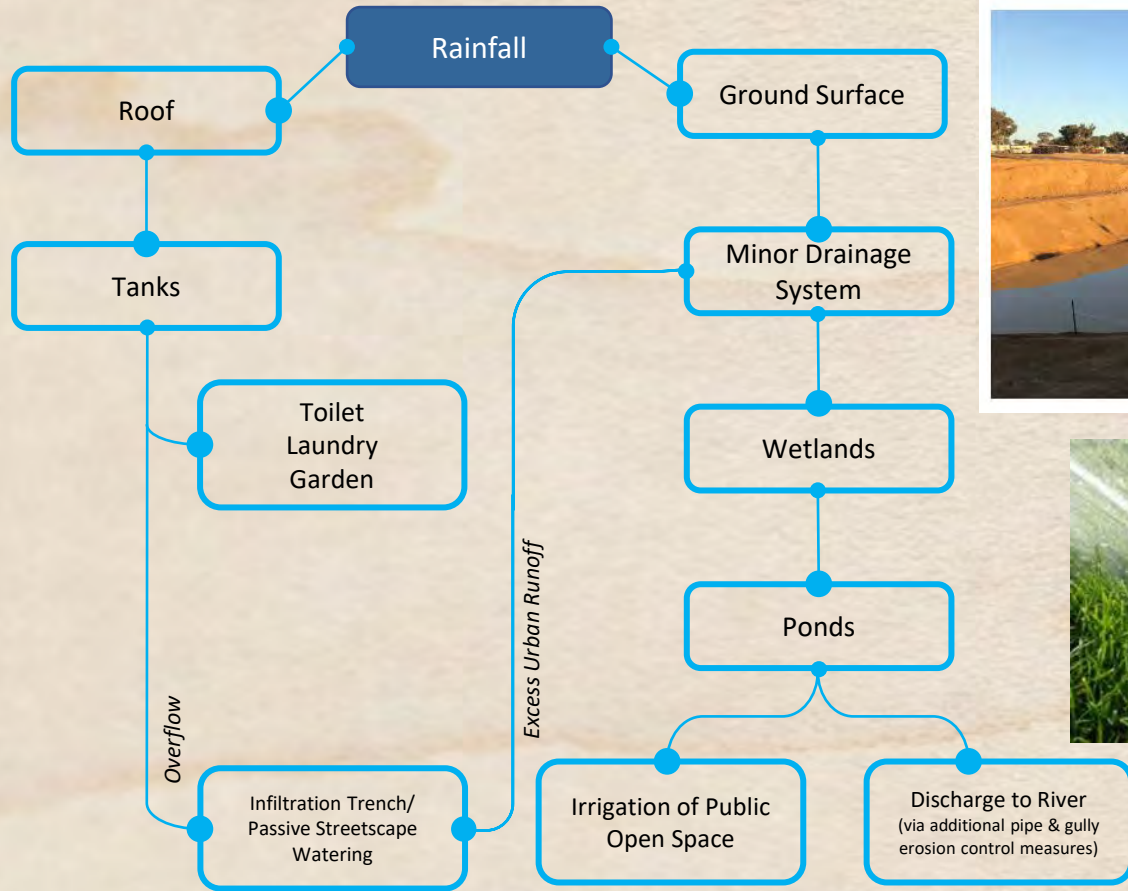


To view the concepts in detail, visit ginninderry.com/sales/buyers-toolkit (under the Design and Building tab)

1800 316 900 | ginninderry.com

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Water Sensitive Urban Design



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



Community at Ginninderry

192 homes (~532 residents) and counting...



Suburban Land Agency

Riverview Developments

Community Engagement

- Social events: connecting neighbours
- Regular Programs: Playgroup, Choir, Yoga, School Holiday Programs – working with service providers and small businesses to bring a range of amenity to the local area.
- Resources for residents
- Sustainability, health and wellness opportunities and education





Community Education



Suburban Land Agency

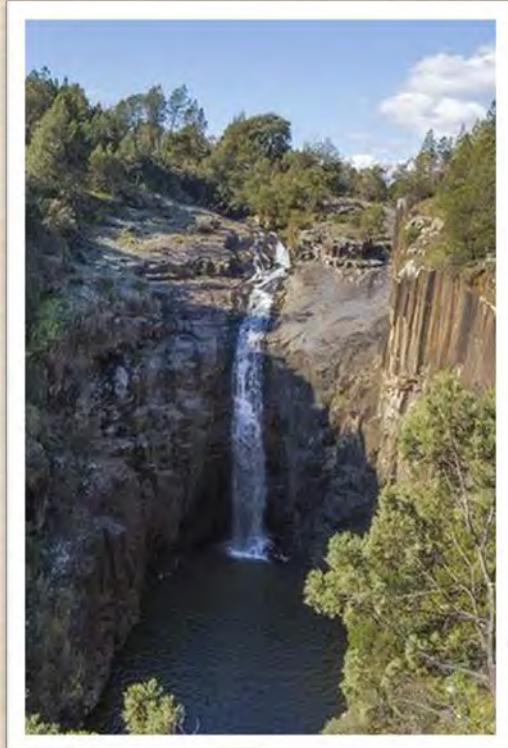
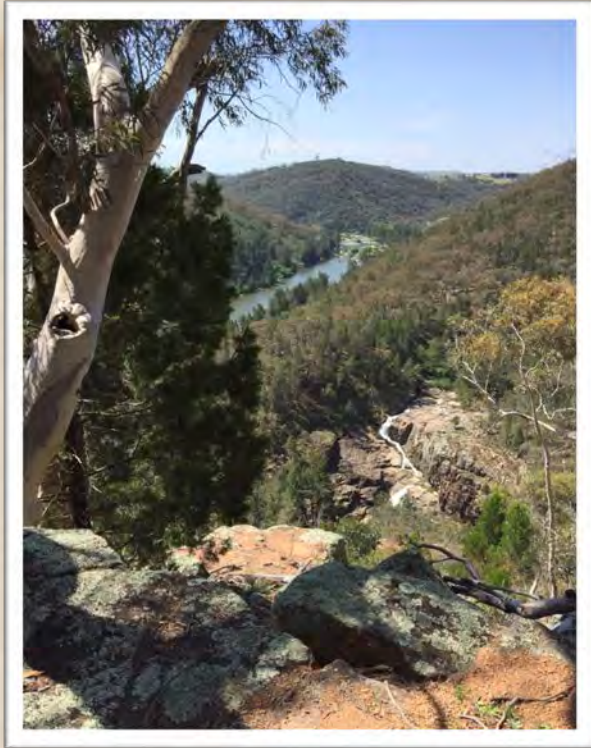




Community Collaboration

- Bush on the Boundary
- People and Place Group
- Ginninderry Transport Travel Advisory Group
- Ginninderry Aboriginal Advisory Group
- Drake Brockman Drive
- Early Consultation (Landfill workshop, Ginninderry name, place names)

Ginninderry Conservation Corridor



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



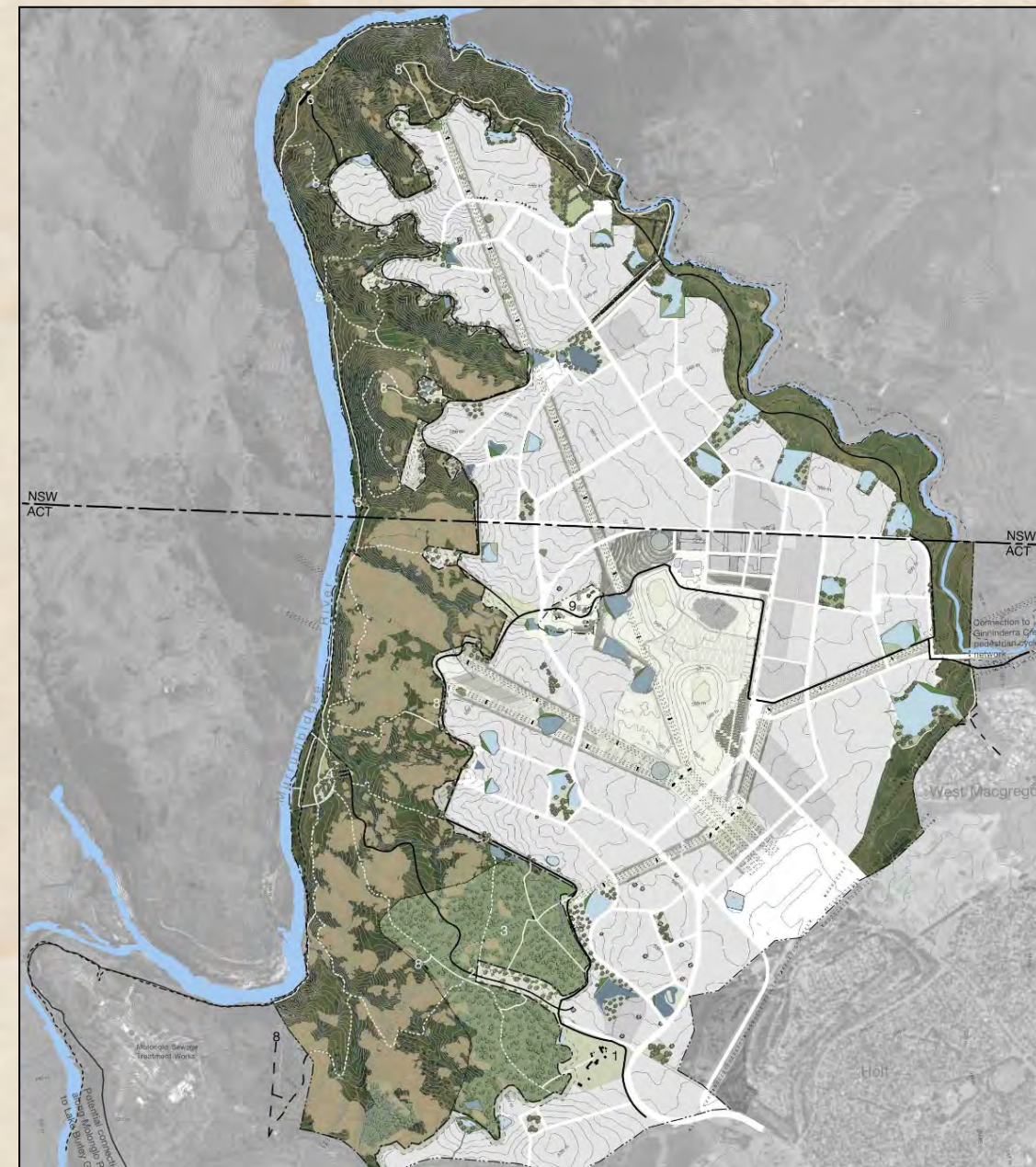
Ginninderry Conservation Corridor

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 for both ACT and NSW



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



Culture and History

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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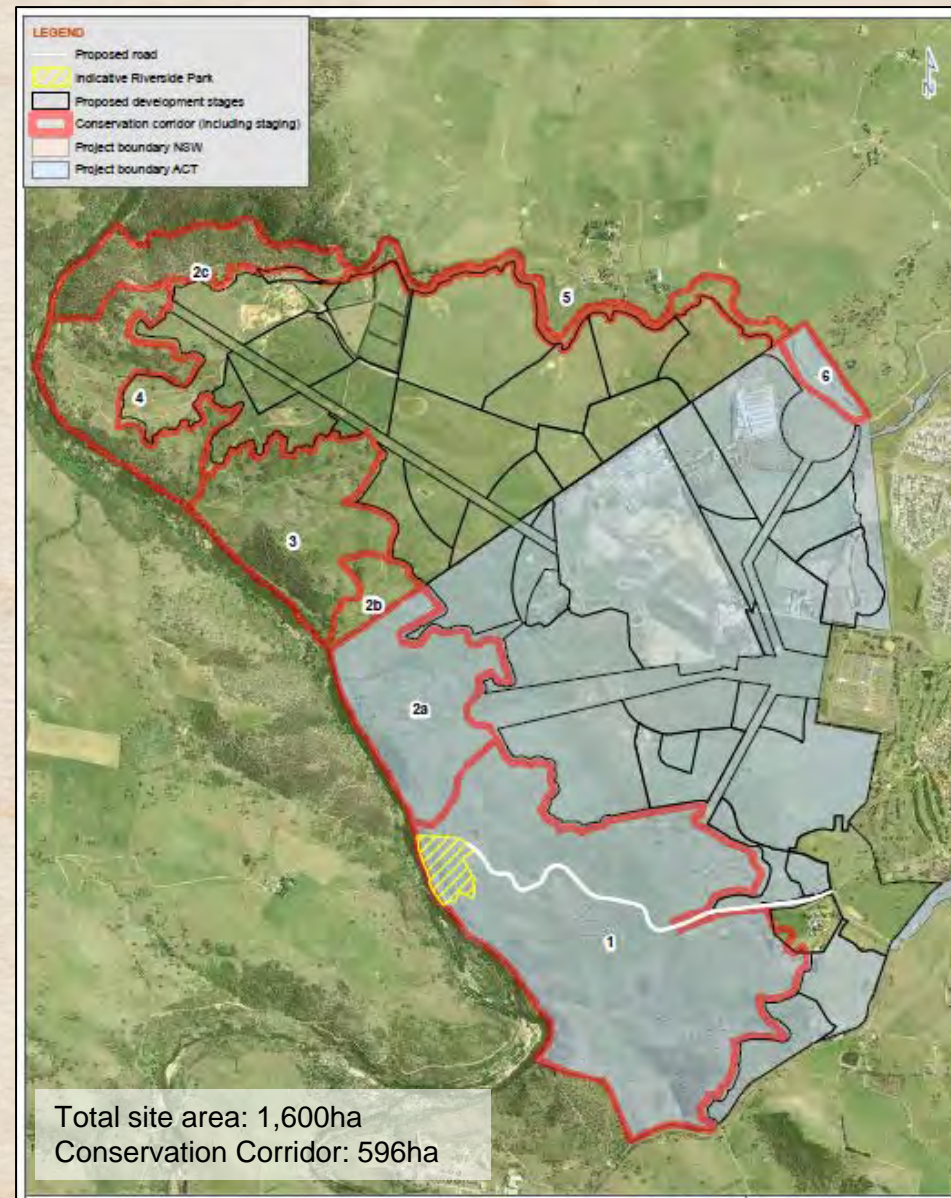


Ginninderry Conservation Trust

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.





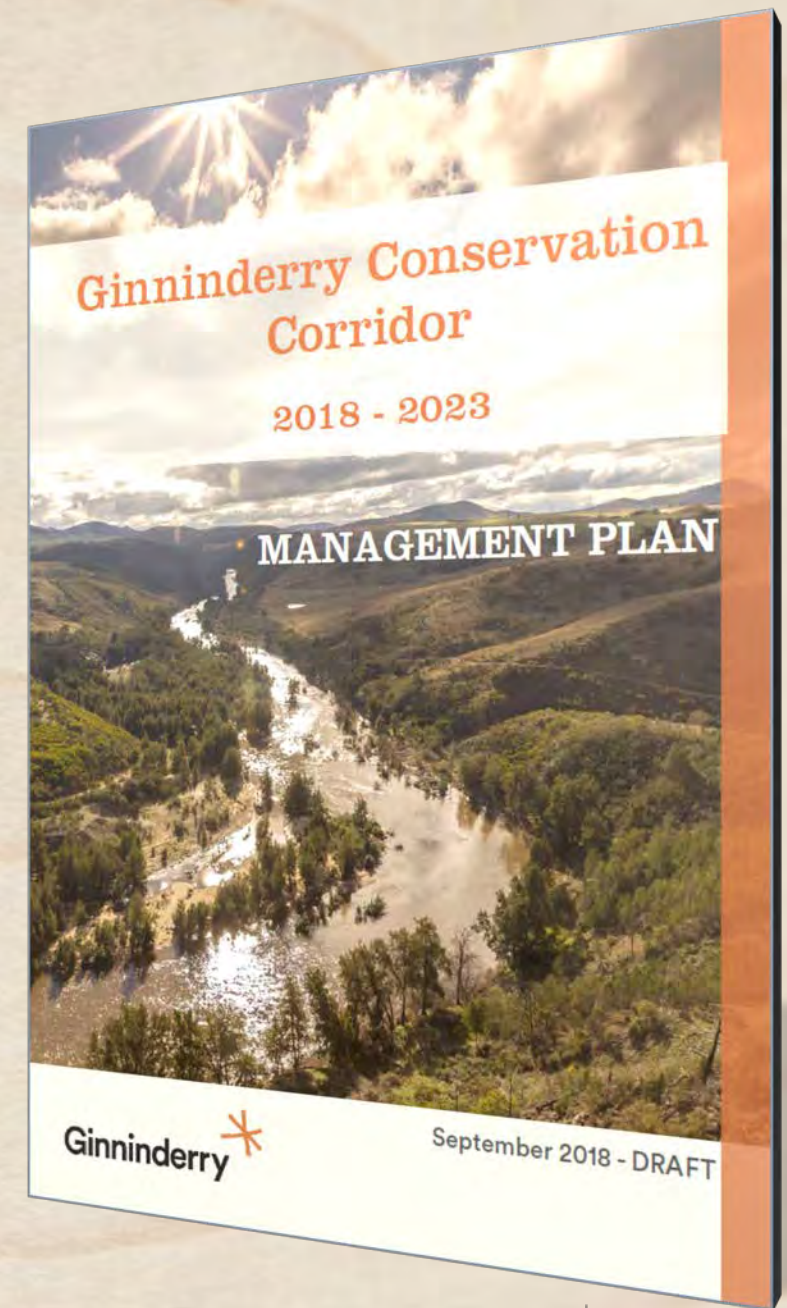
Ginninderry Conservation Trust

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:

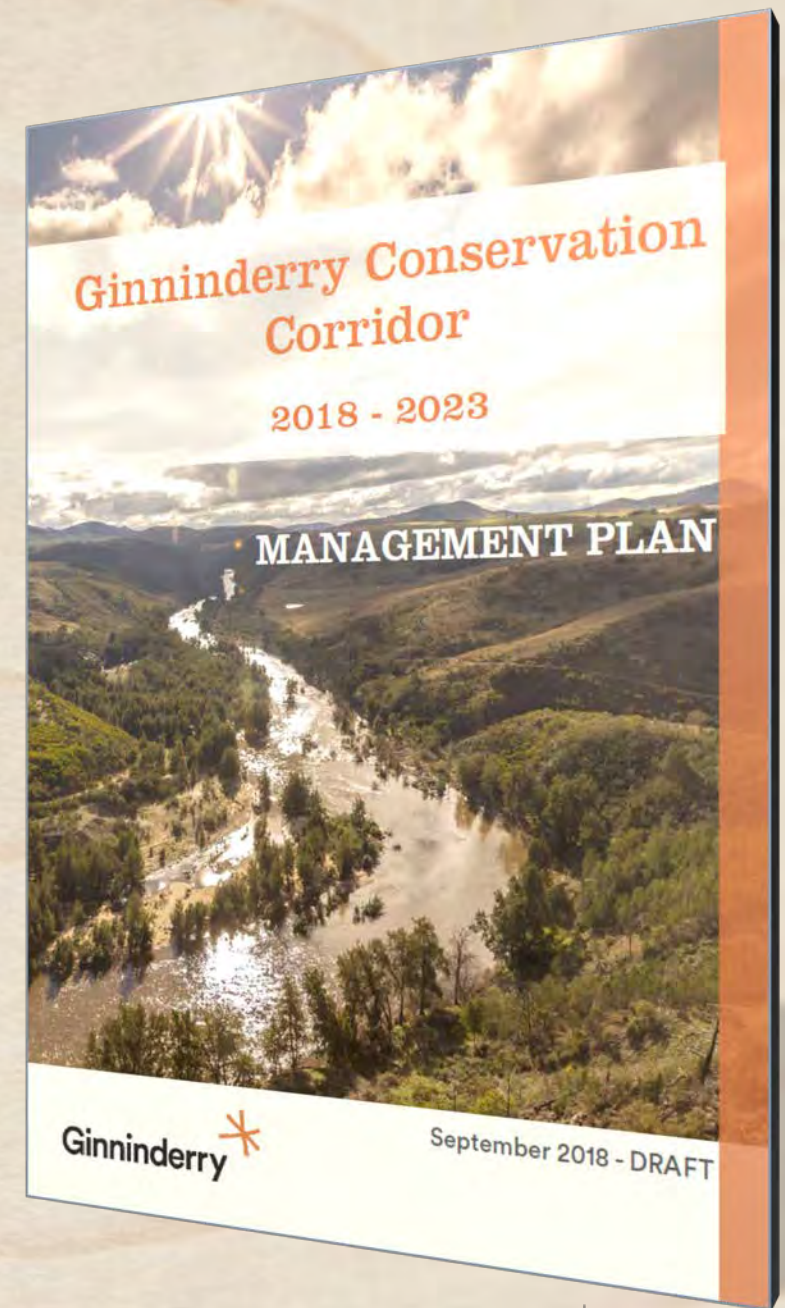
- David Coutts (Community Representative)
- Rod Griffiths (Community Representative)
- Roz Chivers (Community Representative)
- Alistair Henchman (Community Representative)
- Leesa Croke (ACT Government)
- Jennifer Finlay (ACT Government)
- Daniel Iglesias (ACT Government)
- Wally Bell (Ginninderry Aboriginal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

Plan of Management

- Draft publicly available for 2+ Years
- Input and feedback from:
 - Bush on the Boundary Groups
 - Friends of Grasslands
 - David Shorthouse
 - ACT Govt
 - NSW Govt
 - Australian Government
 - Ginninderry Aboriginal Advisory Group
 - Community members

Includes:

- Interim Plan of Management
- Reviewed in 5 Years
- First stage of the Corridor
- Vision, Values, Strategies
- Aboriginal Engagement and Heritage
- European Heritage and Culture
- Special Management Areas





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



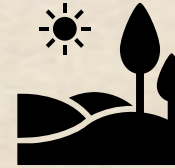
Conservation and celebration of heritage and culture

- 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

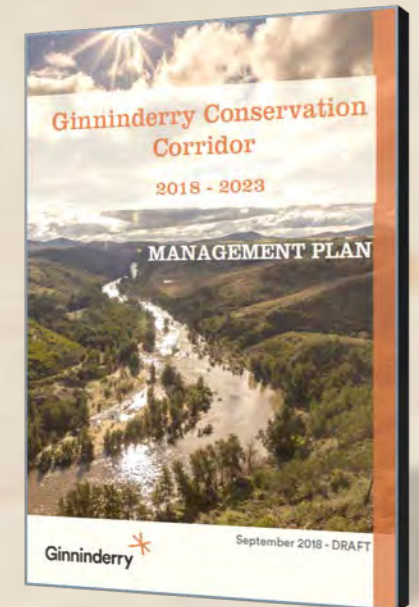


Protection and enhancement of scenic landscapes



Achieving community stewardship and partnerships

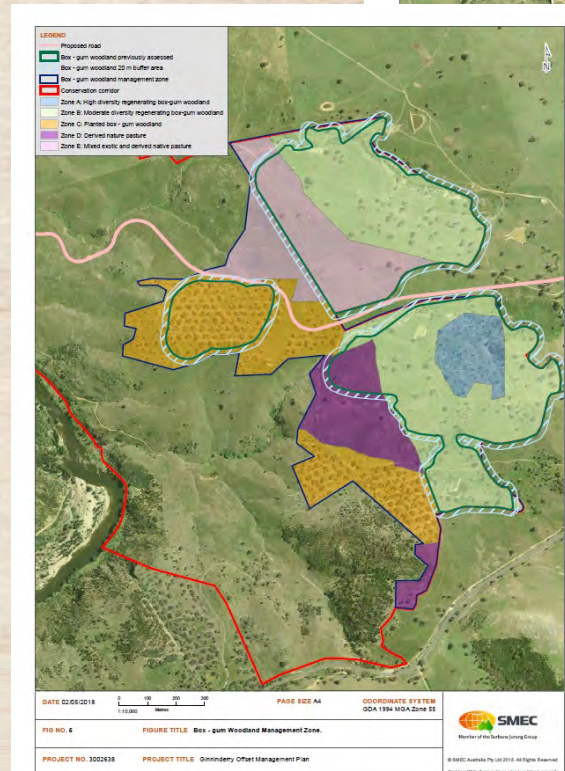
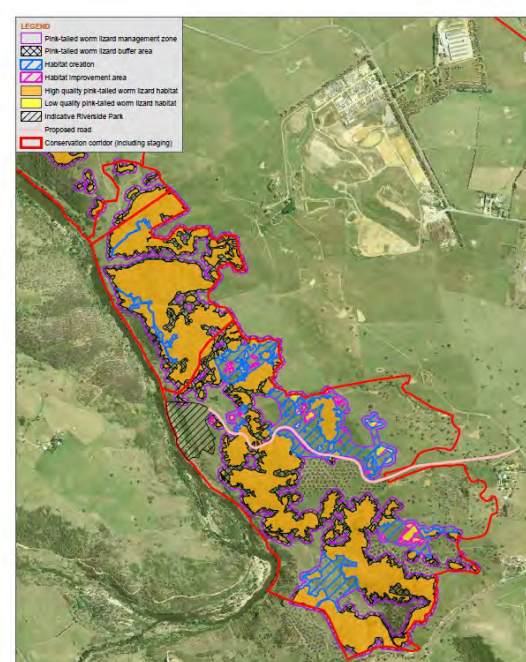
- Community stewardship
- Partnerships



Plan of Management

Special Management Areas:

- Box Gum Woodland
- Pink-tailed Worm Lizard Habitat
- Natural Temperate Grassland
- Further details in offset plans



- Coarse Woody Debris
- Weed Control
- Rock protection and re-establishment
- Managing re-growth around PTWL habitat
- Condition monitoring and adaptive strategy



Visitor Management

Balancing Conservation, Recreation and Management

- Tracks and Trails Strategy
 - One road, trails for walking-only and trails for cycling and walking
- Gated vehicle access
- Riverside Park – swimming and other aquatic recreation opportunities (early 2020)
- Interpretation Strategy
- No dogs, cats, or horses
- Discouraging drones, off-trail walking
- Encouraging nature engagement – bush tucker, fishing, yabbing, possibly seasonal camping, guided activities
- Educational activities
- 100,000+ visitors/annum





Key Features:

- Turtle Wetland
- Accessible Pathways
- Playgrounds
- Pink Tailed Worm Lizard habitat Rehabilitation Site
- Walking Circuits
- Yabby Fishing
- Camp Sites
- Rope Bridges
- Water Play
- Amenities Building



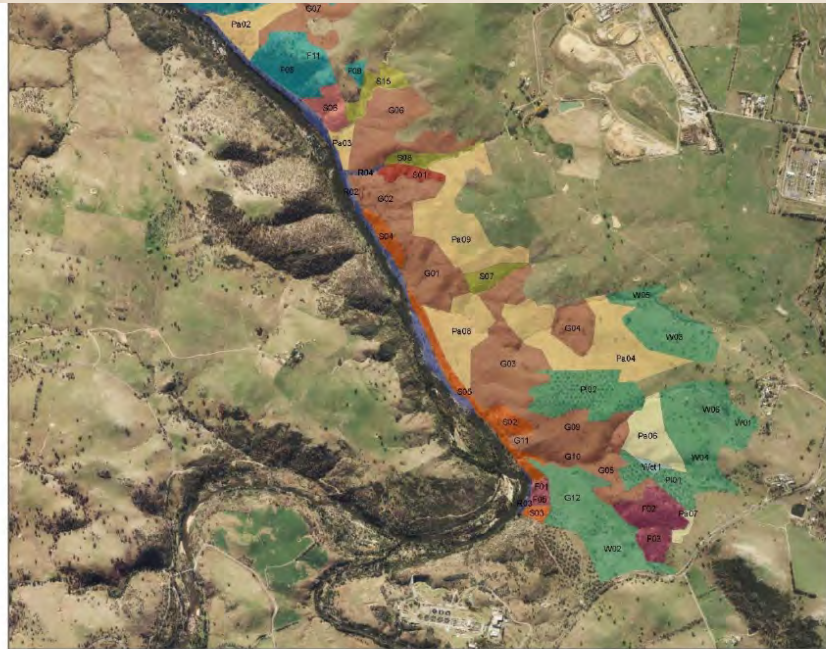
Riverside Park Visitors Centre (concept image)



SILVSTERRELLIUI © J. ARMS

Staging
DA Design

Monitoring Framework



DATE 11/01/2017 0 0.75 1.50 PAGE SIZE A3 COORDINATE SYSTEM
1:20,000 10m GDA 1984 MGA Zone 55

FIG NO. 1 FIGURE TITLE Riverview conservation corridor 2016 update

PROJECT NO. 3002478 PROJECT TITLE Riverview Conservation Corridor Vegetation Assessment

CREATED BY DM12840 SOURCES R:JPL (2016); S: Sharp (2010); basemaps/imagery2015mga ACT/Mapi; Australian Capital Territory public_NSW_imagery; Land and Property Information 2015



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Ginninderry Conservation Zone Vegetation Unit Descriptions

Veg'n unit	Location	Size (ha)	Structure	Vegetation Association	Threatened community	Comments, condition	Threatened species (Osborne and Wong 2013)	Birds, other fauna or flora (Kevin Mills 2013; Robert Jessop Pty Ltd 2014)
Pa09	ACT	34.4	Grassland	Exotic pasture		Extensive exotic pasture with areas of secondary native grassland in rocky areas	High quality PTWL habitat (patchy); PTWL detected	
PI01	ACT	8.0	Woodland	Yellow Box – Blakely's Red Gum Grassy Woodland	YBRG	Yellow Box and Blakely's Red Gum plantings. Mixed understorey. Remnant woodland in NW <i>Biometric condition: 49.2%</i> <i>Floristic diversity score: 16.29</i>	High and low quality PTWL habitat (patchy)	
PI02	ACT	19.2	Woodland	Yellow Box – Blakely's Red Gum Grassy Woodland (Nash and Hogg 2013) (part); remainder depauperate native pasture	YBRG (part)	Yellow Box and Blakely's Red Gum plantings. Mixed exotic and native understorey (Rob Jessop Pty Ltd 2015) <i>Biometric condition: 26.7%</i> <i>Floristic value score: 3.53</i>	Low quality habitat with high quality PTWL habitat (sparse patches)	Mistletoe Bird
R01	NSW	4.1	Woodland	River She-oak Dry Riparian Forest		Riparian flood zone, Casuarina woodland, weeds <i>Biometric condition 55%</i>		
R02	ACT Reserve	13.8	Woodland	River She-oak Dry Riparian Forest		Riparian flood zone, Casuarina woodland, weeds <i>Biometric condition 35.8%</i> <i>Waterbody condition: 52%</i>		White bellied Sea Eagle
R03	ACT Reserve	0.6	Woodland	River She-oak Dry Riparian Forest		Riparian flood zone, Casuarina woodland, weeds <i>Biometric condition 38.3%</i> <i>Waterbody condition: 57%</i>		
R04	ACT	0.6	Woodland	River She-oak Dry Riparian Forest		Tributary riparian zone, Casuarina woodland <i>Biometric condition: 31.7%</i> <i>Waterbody habitat condition 52%</i>		Painted Honeyeater habitat present (Robert Jessop Pty Ltd 2014)
S01	ACT	3.7	Shrubland	River Bottlebrush – Burgan Tableland Shrubland		Bursaria shrubland, high diversity <i>Biometric condition 70.8%</i>	High quality PTWL habitat	
S02	ACT	3.8	Shrubland	Black Cypress Pine Tall Dry Open Forest		Regenerating Bursaria shrubland. Black Cypress Pine patch on lower slope	High and low quality PTWL	



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