



LEGISLATIVE ASSEMBLY
FOR THE AUSTRALIAN CAPITAL TERRITORY

STANDING COMMITTEE ON PLANNING, TRANSPORT, AND CITY SERVICES
Ms Jo Clay MLA (Chair), Ms Suzanne Orr MLA (Deputy Chair),
Mr Mark Parton MLA

Submission Cover Sheet

Inquiry into the Territory Plan and other associated documents

Submission Number: 005

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Ginninderry

The Link – Sales and Information Centre

Standing Committee on Planning,
Transport and City Services
ACT Legislative Assembly
196 London Cct Canberra
ACT 2601

26 October 2023

Inquiry into the Territory Plan and other associated documents

Dear Standing Committee,

In response to the notifiable instrument NI2023-540, the *Territory Plan 2023*, and the Standing Committee on Planning, Transport, and City Services invitation to prepare a submission, per the terms of reference of the 'Inquiry into the Territory Plan and other associated documents' please consider the below.

This is a short letter as the Ginninderry Project has made a written submission to EPSDD at every opportunity. These submissions consist of the following:

- 06 May 2020 – Draft Variation No 369 (Living Infrastructure in Residential Zones) (EPSDD)
- 03 March 2022 – Responses to Variation 369 letter received 7 June 2022 (Minister Gentleman)
- 15 June 2022 – Ginninderry Submission – Draft Planning Bill (EPSDD)
- 03 March 2023 – Ginninderry Submission – Draft Territory Plan (EPSDD)
- 13 April 2023 – New Territory Plan and Planning Bill (EPSDD)

While some changes have been made in response to these submissions, there are still some matters for greenfield developments that include Ginninderry that continue to raise concern as to how these matters will be addressed through assessment and around the intent of *Territory Plan 2023*.

As a master-planned greenfield, cross-border development, the Ginninderry Project sought statutory recognition within the new Territory Plan. We believe a Ginninderry Specific District Strategy should be implemented as it will ensure the vision of Ginninderry and innovative outcomes are achieved.

The Ginninderry Project has invested considerable time in designing estates and the associated planning controls. The new Territory Plan does not enshrine the Precinct Codes into the Territory Plan, there is merit in also reinstating the intent of the estate development plan within the Territory Plan.



Suburban Land
Agency

Riverview
Developments

Our major concerns continue to be –

- **No transitional arrangements for Macnamara EDP1**, residential construction has not commenced. The *Territory Plan 2023*, does not provision EDP's designed and approved under the Planning and Development 2007 beyond the EDP approval to single residential/multi-unit housing approvals.
- **No transitional arrangement for Macnamara EDP1 for DV369 in the Territory Plan 2023.**
- EPSDD is aware of the Macnamara EDP2 DA submission under the current Territory Plan. **Provision of a mechanism for assessment of single residential and multi-unit housing under the Planning and Development Act 2007.**

Should the Committee wish to speak about any of the above items further, please do not hesitate to contact me on [REDACTED] or via email: [REDACTED].

Yours Sincerely,

Imogen Featherstone
Development Manager (Planning)