



Standing Committee on Planning, Transport and City Services

Inquiry into Annual and Financial Reports 2022-2023 **ANSWER TO QUESTION ON NOTICE**

Asked by Ms Jo Clay MLA:

Reference: Hearing on 17 November 2023, Annual Report of Suburban Land Agency

In relation to: Ginninderra Falls – Purchase of land conservation corridor

In response to a question about the ownership of land for the West Belconnen/Ginninderry conservation corridor the Chief Executive of the Suburban Land Agency advised:

‘.. early discussions with all landowners was that this area would become a conservation area and all landowners agreed as part of the planning. The EPBC condition then did specify that as part of that development, that area would be dedicated to conservation. Of the land owners that have already agreed and as part of the processes that have occurred so far. The areas that are predicted to be early in the staged process have converted to conservation. There is one landowner where that isn't the case.’

- 1) Is the land that will make up the West Belconnen/Ginninderry conservation corridor being acquired from the land owners? If so, how much has been spent on the land acquired to date?
- 2) Are the acquisitions being undertaken in accordance with the City Renewal Authority and Suburban Land Agency (Suburban Land Agency Land Acquisition) Direction 2017 DI2017 - 262?
- 3) When is it anticipated that the last parcel of land will be acquired?
- 4) Are the land sales prices based on the Suburban Land Agency's Valuation Procedure which requires two current market valuations?
- 5) When does ACT Government expect that the conservation corridor will be protected via land acquisition, policy and zoning?

Ms Yvette Berry MLA: The answer to the Member's question is as follows:–

- 1) The Ginninderry development site is 1,600 hectares total (inclusive of ACT and NSW lands); 600 hectares of this comprises the Conservation Corridor.

All the ACT land, including Conservation Corridor land, is under the ownership of the ACT Government. In NSW, three of the five blocks of land in the Ginninderry master planned area comprising Conservation Corridor land are owned by either the ACT Government or our Joint Venture partner, Riverview Developments. Negotiations with the other two landowners concerning the acquisition of their blocks are ongoing.

In terms of the two blocks of land that have been acquired to date:

- 527 Parkwood Road: Purchase price is public (\$8.12 million)
- 495 Parkwood Road: The Suburban Land Agency (SLA) has entered into a call option deed for the acquisition of the block. The block will not settle until SLA has met its obligations under the deed. The purchase price is therefore not public at this stage.

Valuations prepared were based on residential and environmental uses consistent with the zoning.

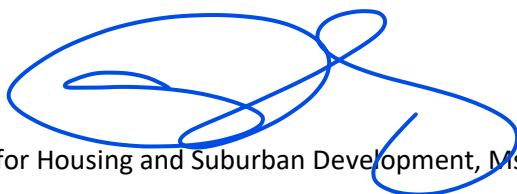
- 2) Yes, and as per the West Belconnen Joint Venture Agreement.
- 3) This is dependent on the decision of the landowner to sell.
- 4) Yes.
- 5) The Conservation Corridor is already established and fully protected.

In the ACT, the Conservation Corridor is established by Variation to the Territory Plan No. 351 and the West Belconnen Strategic Assessment under the Commonwealth *Environment Protection and Biodiversity Conservation Act*. In NSW, the Conservation Corridor is recognised in the Yass Valley Local Environmental Plan (Parkwood) 2020. These statutory requirements ensure the land is protected regardless of land ownership.

The Ginninderry Conservation Trust has been established to manage the land. The Trust currently manages the land adjacent to the suburbs of Strathnairn and Macnamara and will progressively take on the rest of the land as development proceeds. The Trust's responsibilities in the management of the land are set out in the Ginninderry Conservation Corridor Management Plan.

Approved for circulation to the Standing Committee on Planning, Transport and City Services

Signature:



Date: 30/11/23

By the Minister for Housing and Suburban Development, Ms Yvette Berry MLA