



One vision, two jurisdictions
Planning for the community
Ginninderry

One of the unique features of the Ginninderry development is that subject to rezoning approval it will be an integrated cross-border development.

The Gateway Determination issued by the NSW Minister for Planning has found that the proposed development has merit. Additional studies have been undertaken and a revised gateway determination sought. Once that has revised determination has been issued, formal community consultation will then take place. The timing of that community consultation is subject to any particular requirements of the gateway determination and Yass Valley Council. The current expected timing for a decision from both Yass Valley Council and the NSW Department of Planning is 2018.

The NSW part of the proposed development is landlocked by the ACT border, the Murrumbidgee River and Ginninderra Creek. When the NSW residents move into their new homes, commencing in 2033, their only access to other parts of the Yass Valley will be through the ACT. This means it will be more efficient for the ACT to deliver some services and infrastructure to the community rather than from NSW.

Services delivered by the ACT will be paid for by Yass, using rates collected from the residents, and through normal cross-border funding arrangements administered by the Commonwealth Grants Commission process. When development in NSW is complete in 2055 its population of 13,000 will be roughly equivalent to the current population of Batemans Bay.

In order for this part of Ginninderry to become a new residential community the area needs firstly to be rezoned for urban development. For this to happen the NSW Government needs to be confident that services can be provided for future residents. The ACT Government also needs to be confident that providing services to this portion of NSW would not negatively burden ACT services and infrastructure. The rezoning would not proceed if either government was not satisfied on these points.

Consequently, a significant amount of work, including extensive negotiations with Yass Valley Council and NSW and ACT Government agencies, has been completed to identify options for funding and delivery of services and infrastructure. This covers the full spectrum of services from garbage collection to health, education and policing.

A cross-border services and infrastructure report will be included in the documentation that will be available during the public exhibition period for this rezoning. In the meantime, if you have any questions on this matter, please contact Cathy Liu at The Link on 1800 316 900. We are happy to arrange a meeting to discuss these matters in detail.