



Our reference: SA024

Mr David Maxwell
Managing Director
Ginninderry
PO Box 3908
MANUKA ACT 2603

Dear Mr Maxwell

Re: SA024 West Belconnen (Ginninderry) approval conditions 4 and 5

I refer to your letter to Mr Ross Rowe of the Southern NSW and ACT Assessments Section dated 26 July 2018 seeking confirmation that conditions 4 and 5 of the EPBC Act approval for urban development and conservation initiatives taken in accordance with the endorsed Program Report – Urban Development at West Belconnen (AT Adams Consulting, April 2017) (the Program), dated 1 September 2017, have been satisfied.

Thank you for the clarification of the figures previously given for the area of land to be protected within the conservation corridor as an outcome of the West Belconnen (Ginninderry) strategic assessment. I note that the clarification is consistent with the outcomes expected under the endorsed Program. This clarifies the apparent discrepancy between sections 3.6 and 10 of the Program and previous correspondence reporting on the outcomes achieved through variation of the Territory Plan for conservation zoning of the conservation corridor.

Condition 4

I note that the conservation outcome of establishing the conservation corridor encompassing a minimum of 549.9 ha has been achieved through a variation of the Territory Plan. With respect to the area of habitat protected in the conservation corridor for the Pink-tailed Worm-lizard, I agree that protection of 125.6 ha of high quality habitat and 4.7 ha of low quality habitat meets or slightly exceeds the commitments set out in section 5 of the endorsed Program. Further, I accept that the co-location of Pink-tailed Worm-lizard habitat with the occurrence of the listed ecological community Natural Temperate Grassland of the South Eastern Highlands provides for protection of 111.3 ha of the listed community that was not identified in the Program. In regards to the outcome of protecting 70.7 ha of Box Gum Grassy Woodland, I note that 2.9 ha associated with blocks 1632, 1633 and the Strathnairn property is yet to be formally protected within the conservation corridor but will be formally included when the Estate Development Plans for those blocks are approved by the ACT Government. For the purposes of satisfying the commitments of the endorsed Program and condition 4 of the EPBC Act approval dated 1 September 2017, I am satisfied that the outstanding 2.9 ha need not prevent commencing construction of development stages 2-10.

Condition 5

As noted in my consideration of condition 4, the conservation outcomes have been delivered through rezoning of the land encompassing the conservation corridor and Jaramlee Reserve through the Territory Plan Variation 351. Accordingly I am satisfied

that the requirements of condition 5 have been satisfied for the purposes of commencing construction in development stages 2-10.

Staged implementation

Section 3.6.1 of the endorsed Program provides for staged implementation of the conservation corridor, with relevant stages of the conservation corridor being secured prior to the commencement of construction in adjoining development stages. Accordingly, I am satisfied that Ginninderry is compliant with conditions 4 and 5 of the EPBC Act approval for urban development and conservation initiatives taken in accordance with the endorsed Program, for the purposes of commencing construction in development stages 2-10 only.

I understand Ginninderry is giving careful attention to other conditions of the approval that must be met prior to commencing construction in development stages 2-10.

Should you have any further queries relating to the West Belconnen (Ginninderry) strategic assessment please contact [REDACTED]

Yours sincerely



Kate Gowland
A/g Assistant Secretary
Assessments and Waste Branch

13 September 2018