



# Delivering our Project Vision

---

Creating a sustainable community of international  
significance in the Capital Region

Progress Report 2019



**Suburban Land**  
Agency



## Acknowledgement of Country

Riverview Projects (ACT) Pty Ltd on behalf of the Ginninderry Joint Venture proudly acknowledges Australia's Aboriginal and Torres Strait Islander community and their rich culture and pays respect to their Elders past and present. We acknowledge Aboriginal and Torres Strait Islander peoples as Australia's first peoples and as the Traditional Owners and custodians of the land and water on which we rely.

We recognise and value the ongoing contribution of Aboriginal and Torres Strait Islander peoples and communities to Australian life and how this enriches us. We embrace the spirit of reconciliation, working towards the equality of outcomes and ensuring an equal voice.

Aboriginal and Torres Strait Islander people should be aware that this report may contain images or names of deceased persons.

## Disclaimer of Liability

While every effort has been made to provide accurate and complete information, Riverview Projects (ACT) Pty Ltd does not warrant or represent that the information in this report is free from errors or omissions or is suitable for your intended use. Subject to any terms implied by law and which cannot be excluded, Riverview Projects (ACT) Pty Ltd accepts no responsibility for any loss, damage, cost or expense (whether direct or indirect) incurred by you as a result of any error, omission or misrepresentation in information.

## Note

This report has been written by Riverview Projects (ACT) Pty Ltd as Development Manager for the Ginninderry Joint Venture.

All figures are in Australian dollars unless otherwise indicated.

All information is based on public reporting as of 30 September 2019.

We welcome your thoughts about our approach to sustainability and community development.

Please contact us at [enquiries@ginninderry.com](mailto:enquiries@ginninderry.com).

Follow us at

 [facebook.com/Ginninderry](https://facebook.com/Ginninderry)

 [twitter.com/ginninderry](https://twitter.com/ginninderry)

[ginninderry.com](https://ginninderry.com)



# Contents

---

Our Vision for Ginninderry.....	1
Introduction .....	1
Project Objectives.....	1
Reporting Transparency.....	1
Project Credentials .....	2
Purpose of a Progress Report.....	2
Glossary .....	2
Executive Summary .....	3
Progress Snapshot and Future Priorities.....	3
Partnering Principles .....	8
Ptnr 1. Partnering is essential to this project and the scale and timeframe will allow for positive partnerships to grow and thrive .....	8
Ptnr 2. Partnering with public agencies is a cornerstone of our approach .....	14
Ptnr 3. Engaging the community in design and governance is fundamental to the delivery of the project.....	18
Ptnr 4. Designing the project for community ownership and ultimate community control.....	21
Ptnr 5. Supporting community housing through public and private partnering arrangements .....	24
Ptnr 6. Collaborating with research and educational institutions to drive innovation.....	25
Evaluating Principles .....	29
Eva 1. Identifying and delivering realistic and costed initiatives .....	29
Eva 2. Providing independent peer review of project proposals and project outcomes.....	32
Eva 3. Using recognised international and national benchmarks for sustainability performance to publicly report and raise awareness of project outcomes.....	33
Eva 4. Empowering resident and community monitoring and management of sustainability performance .....	34
Eva 5. Encouraging a culture of continuous improvement .....	35
Ecological Principles.....	36
Eco 1. Acknowledging the intrinsic value of all species and the special role and regional significance of the Murrumbidgee River corridor and Ginninderra Creek.....	36
Eco 2. Respecting and supporting the ecosystem functions of air, soil and water, recognising the importance of living and non-living environmental resources.....	39
Eco 3. Reducing greenhouse gas emissions through innovative products and place design, material selection and service provision .....	43
Eco 4. Recognising our natural ecological limits and minimising our resource, water and energy consumption .....	45
Eco 5. Using existing local infrastructure to deliver efficient renewable services and reusable resources .....	47
Eco 6. Enhancing local opportunities for food production and production of materials .....	48
Eco 7. Fostering a deep sense of respect for and connection to the land, flora and fauna .....	49

<b>Social and Cultural Principles .....</b>	<b>50</b>
Soc 1. Respecting and honouring Aboriginal and non-Aboriginal cultural, historical and spiritual values, including integrating with the existing rich, social fabric of Belconnen.....	50
Soc 2. Designing for social equity, affordability, diversity and interdependence, honouring differences and catering for the needs of individuals through all stages of life .....	52
Soc 3. Maximising health, safety and comfort of the built environment to provide enduring quality of life.....	53
Soc 4. Instilling awareness and supporting education of sustainability values, technology and lifestyles .....	56
Soc 5. Using creative and robust design solutions to create a continuing sense of place and beauty that inspires, affirms and ennobles .....	59
Soc 6. Designing neighbourhoods that support and encourage community interactions through imaginative, functional and enjoyable public spaces.....	61
<b>Economic Principles.....</b>	<b>62</b>
Econ 1. Delivering a financial return to the ACT Government recognising their sovereign interest in the land.....	62
Econ 2. Recognising the opportunities provided by the project’s scale and low capital base to achieve high-level sustainability outcomes while delivering profitability to joint venture partners .....	63
Econ 3. Building on existing local infrastructure .....	65
Econ 4. Ensuring long-term economic viability through design excellence and community building .....	66
Econ 5. Minimising obsolescence through design of enduring component life cycle, allowing for disassembly and change .....	67
Econ 6. Integrating with the Belconnen commercial, retail and employment networks .....	68
Econ 7. Growing a formal and informal green economy that fosters local jobs and builds regional learning around green innovation and technology .....	69
<b>Annexures .....</b>	<b>73</b>
Annexure 1 - Ginninderry Joint Venture.....	74
Annexure 2 - Awards and Achievements.....	77
Annexure 3 - SPARK – Ginninderry’s Training and Employment Program.....	81
Annexure 4 - Ginninderry’s Internships .....	88
Annexure 5 - Ginninderry CREATE Program .....	92
Annexure 6 - University Course Involvement .....	95
Annexure 7 - Tours and Presentations .....	99
<b>Index .....</b>	<b>101</b>

# Our Vision for Ginninderry

## Introduction

Ginninderry is a new residential development which extends from the west of Belconnen, ACT into the Yass Valley, NSW. Ultimately home to approximately 30,000 residents over the next 30-40 years, Ginninderry aims to showcase world leadership through its planning, design, construction and post-occupancy performance.

Ginninderry is governed by a joint venture being the Suburban Land Agency acting as agent for the Australian Capital Territory and Riverview Developments (ACT) Pty Ltd with Riverview Projects (ACT) Pty Ltd acting as Development Manager. The Ginninderry Joint Venture management arrangements, membership and staff list are provided in **Annexure 1**.

A Vision was established for Ginninderry, when planning for the new community began, to be a “sustainable community of international significance in the Capital Region”. This Vision has formed the backbone of all decisions made at Ginninderry – ensuring that social, environmental and economic factors are taken into consideration in a triple bottom line approach.

The Ginninderry Project Vision can be read in full here:

[https://ginninderry.com/wp-content/uploads/2017/07/FINAL\\_Project\\_Vision\\_Factsheet\\_20170731.pdf](https://ginninderry.com/wp-content/uploads/2017/07/FINAL_Project_Vision_Factsheet_20170731.pdf)

The past two years has seen the beginning of construction in Strathnairn, Ginninderry’s first suburb. It is therefore appropriate to begin reporting on the progress towards this Vision.

## Project Objectives

Ginninderry challenges conventional industry thinking, aiming to 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.

Ginninderry aims to:

- 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; and
- act as a new model that others can follow.

These project objectives are realised through a series of Principles, intended to direct decision-making through the planning and delivery of the project. These Principles reflect Federal, State and Territory Government policies as well as best practice standards for new suburban developments.

## Reporting Transparency

Riverview Projects prides itself on its open and honest approach to research and reporting. If for any reason, someone is not satisfied with the outcomes of Ginninderry towards its Vision or adherence to the Principles, the project or any part thereof can be critiqued and challenged at any time. Riverview Projects maintains an “open door” policy to respond to all public input and welcomes community feedback.



## Project Credentials

Our credentials are independently certified by the Green Building Council of Australia (GBCA) through their Green Star - Communities rating program. Ginninderry was certified as a 6 Star Green Star – Communities development for World Leadership in August 2016. The project is recertified every 5 years for the duration of the project.

The Ginninderry Joint Venture, Ginninderry (the project) and it's staff have received a number of awards and achievements, further compliment to these credentials and approach. A list of Awards and Achievements is included in **Annexure 2**.

# Purpose of a Progress Report

This report has been prepared by Riverview Projects (ACT) Pty Ltd as Development Manager for the Ginninderry Joint Venture. The report aims to document work to date by the Ginninderry team towards our Project Vision. The report was prepared with inputs from all Ginninderry team members – through a workshop process – and then edited and reviewed internally and with a number of key stakeholders. Please be aware that this report is an internal progress report, not an independent review of Ginninderry.

A progress snapshot is provided to outline current progress against each of the Vision Principles and highlights a list of future priorities. The main body of the report provides a complete update on work conducted toward each of the Vision Principles. Case studies are provided for several key initiatives to highlight exemplar/non-standard aspects of the project. As in real life, many of the sustainability Principles are intertwined. As such, hyperlinks have been provided to help readers switch between related Principles (if reading the report online). An index has also been provided for some of the more common themes/project initiatives to enhance searchability of the document.

This report will be revised periodically to ensure a complete record of work is provided.

## Glossary

Throughout this report, the following terms have been used:

**Ginninderry Joint Venture (JV)** - the West Belconnen (Ginninderry) Joint Venture is the governing body for the Ginninderry Project. The JV comprises the two development entities being the Australian Capital Territory and Riverview Developments (ACT) Pty Ltd. Riverview Developments (ACT) Pty Ltd is a subsidiary of Corkhill Bros. Pty Ltd. Under the terms of the JV, the Territory and Riverview contribute their landholdings in the ACT and NSW to the project. The Suburban Land Agency is the agent for the Australian Capital Territory responsible for the interested of the ACT Government for the Ginninderry JV.

**Riverview Projects (ACT) Pty Ltd (Riverview)** - is the Development Manager for the Ginninderry Project, employed on behalf of the Ginninderry JV.

**Ginninderry project (Ginninderry)** – The Ginninderry project covers all aspects of the planning and delivery of the development.

**Ginninderry site (the site)** – The Ginninderry site includes the 1600ha land area of the development and its associated conservation areas, including both the ACT and NSW land.

**Ginninderry team** – Staff employed by Riverview projects (ACT) Pty Ltd, either full time or part time, to deliver the Ginninderry project.

# Executive Summary

## Progress Snapshot and Future Priorities

The following tables provide a snapshot of the progress made towards each Principle. A rating system has been used to assess the progress and a list of future priorities has also been recorded to highlight areas that need further investigation and emphasis.

Progress was assessed using a rating system as follows:

RATING	STATUS	EXPLANATION
9 or 10	Excellent	Progress towards the objectives of the principle exceeded a level expected at the time of reporting
7 or 8	Good	Progress towards the objectives of the principle met a level expected at the time of reporting
5 or 6	Moderate	Progress towards meeting the objectives of the principle had been made in most areas
3 or 4	Weak	Some progress towards meeting the objectives of the principle had been made
1 or 2	Unsatisfactory	Progress made on the principle was unsatisfactory

## Partnership Principles

	PRINCIPLE	STATUS	PROGRESS	FUTURE PRIORITIES
<b>Ptnr 1.</b>	Partnering is essential to this project and the scale and timeframe will allow for positive partnerships to grow and thrive	Excellent	The Ginninderry JV has strong partnerships and relationships within every field. The Ginninderry JV has used its size and long-ranging outlook to build a strong profile in the Capital Region	<ul style="list-style-type: none"> <li>- Continue harnessing the strong community connections that have been made for the project.</li> </ul>
<b>Ptnr 2.</b>	Partnering with public agencies is a cornerstone of our approach	Good	Strong relationships with Federal, NSW and ACT Government agencies.	<ul style="list-style-type: none"> <li>- Explore opportunities for reciprocal secondment arrangements between Government and Ginninderry staff to encourage shared learnings between JV partners.</li> <li>- Evaluate unrealised innovations, including CBRFree Wi-Fi collaboration and entry orchard.</li> <li>- Pursue further opportunities to improve street tree canopy outcomes</li> </ul>
<b>Ptnr 3.</b>	Engaging the community in design and governance is fundamental to the delivery of the project	Excellent	Strong community support for the project. Many avenues have been established to allow the community to provide input and feedback to the Ginninderry JV. These include a range of specialist advisory groups and engagement with all age groups and backgrounds.	<ul style="list-style-type: none"> <li>- Include community design suggestions in the implementation and delivery of Ginninderry. Foster ongoing opportunities for the community to add value and input to future stages of Ginninderry.</li> <li>- Increased engagement with School Teacher networks such as the Australian Association of Environmental Engineers and Belconnen Science Teachers Network</li> </ul>
<b>Ptnr 4.</b>	Designing the project for community ownership and ultimate community control	Excellent	Design and multipurpose nature of The Link with the ultimate goal of gifting the facility back to Strathnairn Arts Association as a community facility for the development. People and Place Group established. Community control encouraged through engagement in arts and cultural projects, choir and Conservation Trust membership	<ul style="list-style-type: none"> <li>- First residents to move in by January 2020.</li> <li>- Ensure new residents are aware of how to become involved with the management of community ventures.</li> </ul>

	PRINCIPLE	STATUS	PROGRESS	FUTURE PRIORITIES
<b>Ptnr 5.</b>	Supporting community housing through public and private partnering arrangements	Moderate	Flexi-living Homes provide a unique housing type for lower income brackets. Housing Choice submission provided to highlight need for policy change	<ul style="list-style-type: none"> <li>- Community housing and shared equity models to be explored and implemented.</li> <li>- Explore avenues to influence Government policy change</li> </ul>
<b>Ptnr 6.</b>	Collaborating with research and educational institutions to drive innovation	Good	Research Steering Committee established to assess research initiatives. Strong relationship between researchers and consultants, ensuring implementation of new ideas and innovations	<ul style="list-style-type: none"> <li>- Establishment of a resident research framework</li> </ul>

### Evaluating Principles

	PRINCIPLE	STATUS	PROGRESS	FUTURE PRIORITIES
<b>Eva 1.</b>	Identifying and delivering realistic and costed initiatives	Moderate	A number of triple bottom line assessments have been conducted of key project initiatives (or have ongoing evaluation mechanisms) including evaluation of home energy systems, water sensitive urban design, marketing strategies and Flexi Living homes series, West Belconnen Resource Management Centre master plan and Conservation Management Trust.	Conduct Triple Bottom Line assessments of the following: <ul style="list-style-type: none"> <li>- Community engagement</li> <li>- land sales and the value of sustainability</li> <li>- SPARK</li> <li>- Civil construction costs</li> <li>- The Link</li> <li>- Upfront costs of tree retention and establishment costs of Biota Tree Habitat Areas</li> <li>- Front Landscaping Packages</li> </ul>
<b>Eva 2.</b>	Providing independent peer review of project proposals and project outcomes	Excellent	Extensive use of peer reviewers throughout all aspects of the project	
<b>Eva 3.</b>	Using recognised international and national benchmarks for sustainability performance to publicly report and raise awareness of project outcomes	Good	The use of the GBCA and Green Star Communities to continue best practice thinking is on track	<ul style="list-style-type: none"> <li>- Explore GRI Reporting framework</li> <li>- Explore WELLS and ISCA frameworks</li> </ul>
<b>Eva 4.</b>	Empowering resident and community monitoring and management of sustainability performance	Good	Full implementation will be determined once residents move in. Systems and research partnerships are in place	<ul style="list-style-type: none"> <li>- Conduct ongoing research when residents move in</li> </ul>
<b>Eva 5.</b>	Encouraging a culture of continuous improvement	Good	Improved culture within the team to encourage and reward innovation	<ul style="list-style-type: none"> <li>- Provide opportunities for all staff to engage in discussions around innovations</li> </ul>

### Ecological Principles

	PRINCIPLE	STATUS	PROGRESS	FUTURE PRIORITIES
<b>Eco 1.</b>	Acknowledging the intrinsic value of all species and the special role and regional significance of the Murrumbidgee River corridor and Ginninderra Creek	Excellent	Conservation Corridor Trust Established EPBC Approval achieved Ecological and Cultural Heritage Assessments conducted up front and Conservation Corridor identified	<ul style="list-style-type: none"> <li>- Ensure community understands the values through interpretation strategy and community engagement</li> </ul>
<b>Eco 2.</b>	Respecting and supporting the ecosystem functions of air, soil and water, recognising the importance of living and non-living environmental resources	Good	Construction Environmental Management Plans in place High Efficiency Sediment Basin constructed to ensure water quality through construction phase.	<ul style="list-style-type: none"> <li>- Utilise smart cities technology to monitor air quality and other environmental indicators</li> </ul>



	PRINCIPLE	STATUS	PROGRESS	FUTURE PRIORITIES
<b>Eco 3.</b>	Reducing greenhouse gas emissions through innovative products and place design, material selection and service provision	Excellent	Home energy package requirements Sustainable transport initiatives including dedicated off road commuter cycling paths, shared zones, shared e-bikes, electric converted site tour vehicle	<ul style="list-style-type: none"> <li>- Explore avenues for electric buses</li> <li>- Education series with residents on waste</li> <li>- Consider timing for car share scheme</li> </ul>
<b>Eco 4.</b>	Recognising our natural ecological limits and minimising our resource, water and energy consumption	Good	Housing Design Requirements and Smart Living brochure published. Energy initiatives incl home and centralized batteries explored Negotiated road cross sections to optimise land use footprint	<ul style="list-style-type: none"> <li>- Additional work on internal procurement and waste management</li> <li>- Harvesting and re-use of SW for ecological protection</li> <li>- Assessment of urban heat island effect</li> </ul>
<b>Eco 5.</b>	Using existing local infrastructure to deliver efficient renewable services and reusable resources	Excellent	Use of existing civil and social infrastructure including existing roads, utility services, schools, training providers and social services. Work underway to re-purpose former landfill	<ul style="list-style-type: none"> <li>- Ongoing community engagement with surrounding residents</li> </ul>
<b>Eco 6.</b>	Enhancing local opportunities for food production and production of materials	Moderate	Community garden strategy is strong and communal garden beds installed at The Link. Use of local artists through the arts catalogue and design library Use of local businesses at Ginninderry events.	<ul style="list-style-type: none"> <li>- Review of community garden locations noting changes in master plan</li> <li>- Continued opportunities for local producers to sell produce</li> <li>- Exploration of urban farming and agriculture innovations</li> <li>- Continue investigations for the establishment of a Creative Industries Hub</li> </ul>
<b>Eco 7.</b>	Fostering a deep sense of respect for and connection to the land, flora and fauna	Good	Increase in site tours and visitors relating to sustainable urban development is an indicator that Ginninderry is recognised as a leader in its field. Engagement of community groups and peak bodies with environmental interests including Conservation Council, Act for Bees, WaterWatch, FrogWatch	<ul style="list-style-type: none"> <li>- Ongoing engagement with new residents</li> <li>- Development of eco-education programs for residents and visitors to include opportunities for engagement within the conservation corridor, Biota tree parks, water ways and open spaces.</li> </ul>

### Social and Cultural Principles

	PRINCIPLE	STATUS	PROGRESS	FUTURE PRIORITIES
<b>Soc 1.</b>	Respecting and honouring Aboriginal and non-Aboriginal cultural, historical and spiritual values, including integrating with the existing rich, social fabric of Belconnen	Excellent	Ginninderry Aboriginal Advisory Group Established. NAIDOC Week sponsored. Heritage studies of sewer alignment works to protect the Belconnen Farmhouse precinct History study conducted	<ul style="list-style-type: none"> <li>- Aboriginal welcome to country protocol to be established</li> <li>- Public art projects to highlight Aboriginal cultural values</li> </ul>
<b>Soc 2.</b>	Designing for social equity, affordability, diversity and interdependence, honouring differences and catering for the needs of individuals through all stages of life	Good	Diverse housing selection to cater for all. Website translation into 26 languages, the introduction of cooking demonstrations showcasing Indian and Chinese cuisine and the building of a tandoor oven at The Link. Support for an honours thesis on Engagement with Sustainability by Diverse Communities at Ginninderry.	<ul style="list-style-type: none"> <li>- Greater focus on adaptable housing/ aging in place</li> </ul>

	PRINCIPLE	STATUS	PROGRESS	FUTURE PRIORITIES
<b>Soc 3.</b>	Maximising health, safety and comfort of the built environment to provide enduring quality of life	Excellent	Roads, cycle ways, pedestrian pathways all designed to maximise use for walking and cycling. High quality open spaces also provided to encourage residents to be outdoors and engaged in their surroundings. Health and wellbeing a priority of staff, SPARK participants and contractors.	<ul style="list-style-type: none"> <li>- Create a map showing accessible pathways</li> <li>-</li> </ul>
<b>Soc 4.</b>	Instilling awareness and supporting education of sustainability values, technology and lifestyles	Excellent	Numerous site tours and visits conducted from all age groups. The Link sustainability trail established. Smart Living Brochure published. Series of blogs, videos and events delivered specifically showcasing sustainable building and living.	<ul style="list-style-type: none"> <li>- Explore further ways to increase sustainability within internal office operations including ways to reduce paper usage and exploring eco-friendly cleaning products and purchasing.</li> </ul>
<b>Soc 5.</b>	Using creative and robust design solutions to create a continuing sense of place and beauty that inspires, affirms and ennobles	Good	Establishment of the Ginninderry CREATE Program including the Ginninderry Design Library.	<ul style="list-style-type: none"> <li>- Develop opportunities for community art projects that tell stories of the community</li> </ul>
<b>Soc 6.</b>	Designing neighbourhoods that support and encourage community interactions through imaginative, functional and enjoyable public spaces	Moderate	People and Place Group established to provide community input into public spaces Play Activation Network project established to monitor and evaluate play spaces over time	<ul style="list-style-type: none"> <li>- Co-design of community spaces realised</li> <li>-</li> </ul>

## Economic Principles

	PRINCIPLE	STATUS	PROGRESS	FUTURE PRIORITIES
<b>Econ 1.</b>	Delivering a financial return to the ACT Government recognising their sovereign interest in the land	Good	Financial statements reported publicly through the Suburban Land Agency Annual Report. Financial statements are independently audited and issues by the ACT Audit Office.	<ul style="list-style-type: none"> <li>-</li> </ul>
<b>Econ 2.</b>	Recognising the opportunities provided by the project's scale and low capital base to achieve high-level sustainability outcomes while delivering profitability to joint venture partners	Excellent	Staff employed to focus specifically on triple-bottom-line sustainability objectives. This includes Sustainability Manager, Community and Cultural Planning manager, Training and Employment Manager and SPARK Administrator. Long-term research programs established to create and evaluate several precinct scale approaches to water use, energy systems and bushfire standards review. The Ginninderry Research Steering Committee has been established to ensure progress of all research. Flexi Living Housing program established.	<ul style="list-style-type: none"> <li>- Realisation of the Ginninderry Living Lab including data gathering and management.</li> </ul>
<b>Econ 3.</b>	Building on existing local infrastructure	Excellent	Utilisation of existing civil infrastructure (sewer, substations, etc.) and social infrastructure (Belconnen Community Services, Uniting Care Kippax, etc.) has allowed greater connections with the broader West Belconnen region and provided faster establishment of services.	<ul style="list-style-type: none"> <li>- Exploration of reuse of Belconnen Farm precinct and landfill sites</li> <li>- Masterplan review of Strathnairn Arts Precinct and adjacent lands.</li> </ul>



	PRINCIPLE	STATUS	PROGRESS	FUTURE PRIORITIES
<b>Econ 4.</b>	Ensuring long-term economic viability through design excellence and community building	Excellent	Land sales and valuations have increased through the first stages of the project. Co-design with community utilised in many instances Design controls enforced through Ginninderry Housing Development Guidelines	- Continuation of innovation and design excellence in new neighbourhoods
<b>Econ 5.</b>	Minimising obsolescence through design of enduring component life cycle, allowing for disassembly and change	Moderate	The Link – designed to allow for adaption over time by providing spaces that are multipurpose and flexible. Reduced abortive works and double handling of topsoil by stockpiling for future stages of work Removing inefficiency of road design by installing services and landscapes in future alignment of road corridors.	- TBL assessment of materials reuse opportunities within civil and building construction.
<b>Econ 6.</b>	Integrating with the Belconnen commercial, retail and employment networks	Excellent	Close analysis of existing commercial and retail development. Extensive engagement with existing social networks within West Belconnen. Providing opportunities for local businesses including artists through procurement.	- Review of employment projections to provide further job creation
<b>Econ 7.</b>	Growing a formal and informal green economy that fosters local jobs and builds regional learning around green innovation and technology	Good	Providing boost of sustainability industries including installers of solar systems, home batteries, double glazing and electric vehicle providers. Using local expertise for Conservation and Land Management including partnerships with the Mulloon Institute, Mower Shed and SPARK.	- Create a smart hub/incubator space - Explore opportunities for landfill site - Explore opportunities for collaborations



View from Shepards Lookout

# Partnering Principles

---

**Ptnr 1. Partnering is essential to this project and the scale and timeframe will allow for positive partnerships to grow and thrive**

---

## **Overview**

The value of ‘partnering’ is summed up in the phrase “the whole is greater than the sum of the parts”. It is a recognition that better outcomes are often achieved by collaboration between groups and organisations. It also recognizes that such collaborations do not often occur naturally or automatically. They require a proactive approach to break down barriers between organisations and to focus on the possibility of positive outcomes. This can involve recognition and understanding of other parties’ constraints and aspirations, patience, longer than usual timeframes, a willingness to work on trials and experiments, and transparency with information sharing. The Ginninderry JV has accepted these parameters as a basis for its dealings with all community, agency and other stakeholder groups with which it interacts.

## **Government Partnerships**

The nature of this project as a Joint Venture allows for an extensive interaction with the ACT Government and its directorates. In addition, as a cross-border project, Ginninderry is also in a unique position to be able to work with the NSW Government, ACT Government and Federal Government. Government Partnerships are discussed in more detail in **Ptnr 2**.

## **Community Partnerships**

### ***Ginninderry Specific Community Groups***

Several community groups have been established for the purpose of providing community input and feedback to the planning of Ginninderry. These are discussed in detail in **Ptnr 3**.

### ***Strathnairn Arts Association***

The Ginninderry project team have a strong relationship with Strathnairn Arts Association. The Link Building, Ginninderry’s first multipurpose centre was designed to provide exhibition space to Strathnairn Arts Association studio holders and members and will ultimately be gifted to Strathnairn for use as a community facility as the project develops. Studio holders are also engaged by Ginninderry to run community workshops and ‘Crafternoons @ the Link’. In 2018, Ginninderry and Strathnairn Arts Association held a combined event, the Strathnairn Open Day and Ginninderry Springfest bringing over 2,000 community members to the site. Strathnairn Arts Association members are also provided access to tendering and expression of interest opportunities to participate in public art and design project procurement.

### ***Uniting Care Kippax***

Uniting Care Kippax is a local charity located in West Belconnen that runs several community support programs. One such program is The Mower Shed, a social enterprise developed to provide landscape maintenance services and a mower lending scheme to disadvantaged people. The Mower Shed provides entry-level employment for people who find it hard to gain or maintain employment as well as training and skills to help its employees gain the confidence and work-ready attitude to help them in the wider job market. The Mower Shed has been engaged as the landscaping contractor for The Link, Ginninderry’s project office and community information centre.

Uniting Care Kippax also partners with the project through SPARK – Ginninderry’s Training and Employment Program to deliver [Kippax Connections](#) – a program which links people from the West Belconnen area to vocational education, training and employment opportunities. More information about SPARK is provided in **Annexure 3**.

### **Belconnen Community Services**

Belconnen Community Services are another key project partner with joint projects such as the [Bungee Youth Resilience Program](#) which supports children and young people (aged 7-18) to participate in arts based workshops and counselling. The Ginninderry JV provides support and sites for the Bungee Program to undertake public art projects. To date the program has partnered with the Ginninderry Local History Study consultants, Hall Museum and Aboriginal Elders to produce mosaics at The Link by students from Belconnen High School and St Thomas Aquinas School.

### **Belconnen Arts Centre (BAC)**

The Ginninderry JV has participated in multiple partnership projects with BAC including NAIDOC by the Lake 2017, NAIDOC in the North 2018, [IGNITE](#) Mural Project, Display Village Artist Catalogue, Ginninderry Design Library and supported BAC funding applications.



Bungee Program - Ginninderra Creek Mosaic Art Project

### **Tuggeranong Arts Centre**

The Ginninderry JV partnered with the Tuggeranong Arts Centre in 2018 to deliver the Messenger Program's Aboriginal art initiative - 'Who Am I and Who Is My Mob' standing pole project. The Messengers Program is an arts-based early support program for young people who are experiencing signs of anxiety, depression and other mental health issues. The program also assists young people to explore personal and gender identity. At risk young people aged 12 – 25 years are offered an arts-based approach that builds resilience, improves mental health and young people's acceptance of their diversity. The program teaches young people creative skills across a range of artistic mediums, including visual arts, performing arts and digital and cross-art forms.



Artist Peter Finnegan and his daughter, Nggunawal Elder Wally Bell and his daughter and Yvette Berry MLA

### **West Belconnen Local Services Network**

The Ginninderry JV is represented on the West Belconnen Local Services Network which aims to develop innovation and excellence in community services delivery. This network brings together local residents, business owners, government and community sector representatives to ensure that community services are being delivered effectively for the West Belconnen community.

### **Rotary Clubs**

The Ginninderry JV has a strong relationship with Rotary Clubs within the region, often using them for sausage sizzle catering for events. Several projects within Ginninderry have been funded in partnership with the Rotary Clubs including a massed tree planting at Strathnairn Arts Precinct. The Belconnen Rotary Club and Ginninderra Rotary Club joined forces to plant 80 native trees at the Strathnairn Arts Precinct in 2018 in support of Rotary International's challenge to plant one tree for every Rotarian.

## ***YassArts***

YassArts is a non-profit organisation supporting artists in the Yass Valley area. Ginninderry JV project partners since 2016 when they were invited to be on the Ginninderry Public Art Reference Group, they have worked with the Ginninderry JV on several key arts projects. These include the Sculpture in the Paddock Schools program which exhibited at the Link Art Space two years running. YassArts contributed valuable input in the planning stages of the Display Village Art Trail and helped to distribute information to its members. Several artists from the Yass region are represented in the Art Trail. They also provided advice on the development of the Ginninderry Design Library and members of YassArts have been regular participants at Ginninderry's exhibitions and events.



Marie-Nicole Roberts from Yass's Creators Nest at Springfest 2017

## **Industry Partnerships**

### ***National Association of Women in Construction (NAWIC)***

Riverview Projects has been a member of the ACT Chapter of NAWIC for several years. NAWIC provides a platform for the staff at Ginninderry to increase their skills base through mentoring, be recognized for their achievements through awards and networking with other women in the industry through events. Several staff within Riverview Projects have been ACT Chapter committee members

### ***Yass Valley Business Chamber***

Riverview Projects has been a member of the Yass Valley Business Chamber for many years and regularly participates in Chamber meetings and events. In 2018 the With One Voice Ginninderry Choir led the carols at the Business Chamber Xmas gathering.

### ***Property Council of Australia***

Riverview Projects is also an active member of the Property Council of Australia (PCA). The PCA launched the inaugural ACT Girls in Property program at Ginninderry in 2018. Many of the female staff of Riverview Projects have acted as guest presenters and facilitators for the program in 2018 and 2019. The program is designed to inspire young women from high schools around Canberra to one day enter the property industry by providing talks, site tours, activities and panel discussions.



## CASE STUDY

### Girls in Property – Industry Collaboration

The ACT Girls in Property program was launched in 2018 at Ginninderry in partnership with the Property Council of Australia. The 2018 program began with an address by Ginninderry’s Managing Director David Maxwell. David spoke about the Ginninderry project focusing on the diverse Ginninderry project team – a group of people with educational backgrounds as varied as they are – imparting the lesson that no matter what kind of studies you take, from arts to environmental sciences to no university education at all,

you might find a role in property. The panel discussion featured five women veterans of the property industry including our former Design Manager Hoa Luu. “I recall a few instances where, as a last resort, I had to run around construction sites with my two-year-old son in tow. A crucial element is maintaining a work-life balance” – Hoa Luu. The students were invited to write down the roles in the property industry they were interested in which later on was used to direct lively discussions.

The girls were asked to develop either a model of a school community hub or market centre and had to conduct a presentation on why their project should be selected. Sustainable development practices and engagement with the community were key elements presented. One of the most important lessons of the day was the key to find success in their careers: determination, finding good mentors and role models, and believing in yourself. Valuable lessons in all areas of life.



Participants of the 2018 ACT Girls in Property program with by PCA Executive Director Adina Cirson (centre)

## SPARK – Ginninderry’s Training and Employment Program

SPARK – Ginninderry’s Training and Employment Program has been in operation since March 2016. SPARK aims to create training and employment opportunities for local people by leveraging on Ginninderry’s procurement power and longevity. SPARK works by partnering with Registered Training Organisations, Community Service Providers, Job Active providers and the Government to provide low or no cost training opportunities for key disadvantaged groups throughout the Capital Region. An overview of SPARK, its training programs and key partnerships is provided in **Annexure 3**. To date, SPARK has secured over \$2.2million in funding and has delivered:

	791	Funded training places
	289	Work experience placements
	288	Employment Outcomes
	30	Funded Training and Pre-Employment Programs
	22	Unique Partnerships (Industry, Government, RTO and Job Service Providers)

### CASE STUDY

#### SPARK – Industry Collaboration

SPARK has been recognised for its collaboration efforts winning the ACT Industry Collaboration Award as part of the ACT Training Awards 2018. The ACT Industry Collaboration Award recognises exemplary skills development collaborations between at least one industry body and one organisation delivering nationally recognised training. SPARK was recognised for its Strathnairn Construction Program with its

four-way collaboration between Riverview Projects (ACT) Pty Ltd, the ACT Government Suburban Land Agency, Quality Training in Construction and the Strathnairn Arts Association. SPARK delivered Certificate II in Construction to individuals disconnected from the labour market in the Belconnen and wider Canberra region. The program also delivers white card,

asbestos awareness and industry work placements. The program was delivered at The Link and Strathnairn Arts to provide an outdoor paved area for the Strathnairn Café. As a result, the participants were able to work in a non-traditional learning environment allowing them to increase their self-esteem, confidence, academic learning ability and work readiness.



ACT Training Awards Ceremony 2018  
L-R: Ashleigh Johnston, Lynne Sheffield, Emma Sckrabei, David Miller



### **Partner Builders**

Ginninderry has 14 partner builders, providing house and land packages and Ginninderry's first display village. This partnership approach gives the project the ability to work with a large proportion of the mainstream builders in Canberra – with the hope to lift the bar on built form in design and sustainability.

Our partner builders include:

- APA Homes
- Achieve Homes
- McDonald Jones
- PBS Building
- Ideal Building Solutions
- Rawson Homes
- EDC Construction
- Gracious Living
- Bode by Ram Constructions
- Sienna Homes
- Rojas Constructions
- SM Precision Building
- GJ Gardner Homes

These builders will feature in Ginninderry's first display village, set to open in October 2019 where all homes will feature minimum 7-star energy efficiency ratings (EER), double glazing, renewable energy systems, electric vehicle charging points and a range of other sustainability features and inclusions.

### **Sponsorships and Financial Investment**

Financial investments in community groups and industry partnerships are vital to the ongoing partnerships, programs and initiatives. Ginninderry is proud to have supported the following community groups through sponsorships in 2018 and 2019:

- Canberra Symphony Orchestra's Music in My School Program
- Belconnen Magpies Football Club - Little Legends and Legendary Girls programs (2018) and junior AusKick, youth, girls, senior men's and senior women's programs (2019)
- St Thomas Aquinas School Fete
- Belconnen Arts Centre – NAIDOC in the Park, NAIDOC in the North
- Ginninderra Cricket Club – Tiger Academy and Belco Bash
- Prosperous Mountain Dragon and Lion Dance Cultural Association of the ACT Inc.
- Zero Waste Revolution Festival
- Conservation Council – World Environment Day dinner
- Skills Canberra – ACT Training Awards
- Civil Contractors Federation – Earth Awards
- Master Builders Association of the ACT – Building Excellence Awards
- Construction Industry Training Council – Outstanding Graduate Apprentice Awards
- National Association of Women in Construction – Silver Sponsor

### **Research Institution Partnerships**

Partnerships with research institutions have led to long-term research collaborations. Research Institution Partnerships are discussed in detail in **Ptnr 6**.

---

## **Ptnr 2. Partnering with public agencies is a cornerstone of our approach**

---

### **Overview**

The unique nature of the Ginninderry project means that cooperation and collaboration with government agencies is not only logical, but critical to the success of the project. Ginninderry is the first master-planned development in Australia to straddle a State/Territory border. This feature requires involvement by the Australian Government, NSW State Government and local councils and ACT Government.

### **Federal Government**

#### ***Department of the Environment and Energy***

The Environment Protection and Biodiversity Conservation Act 1999 (the EPBC Act) is the Australian Government's central piece of environmental legislation. It provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places — defined in the EPBC Act as matters of national environmental significance. Ginninderry required an approval from the Commonwealth Minister for the Environment following an assessment of the impacts of the proposal under the terms of the EPBC Act. The assessment process involved the preparation of lengthy and complex reports and a formal public consultation period. In order to facilitate the process, a program of regular liaison meetings was established between Commonwealth officials, project consultants and representatives of the ACT Government. This process enabled a single assessment report to be prepared covering matters of environmental interest at Territory, State and Commonwealth levels. This collaboration led to efficiencies in time and cost expenditure for all parties and a more coherent body of information being made available for public review. The efficiencies resulted in the EPBC process extending over a total elapsed time of 38 months which is considered to be very efficient for a project of this nature.

Engagement with the Department of the Environment and Energy will continue through the life of the Project, particularly in relation to the Ginninderry Conservation Corridor.

#### ***National Capital Authority***

In 2006, the concept of a cross-border residential community was first raised with the ACT Government, the Yass Valley Council and the National Capital Authority. This initiated a series of meetings with the ACT Government and baseline studies taking place through to 2009, as the idea was explored, and a plan developed. A National Capital Plan amendment was received in 2016.

#### ***Australian Renewable Energy Agency and Regional Development Australia***

In 2017, the Ginninderry JV conducted research in collaboration with the Australian Renewable Energy Network (ARENA) and the South East Region Renewable Energy Excellence (SERREE) (a program of Regional Development Australia) on renewable energy and the impact of providing residential homes without gas.

The resulting report is available on the Ginninderry website.

The Ginninderry JV continues to work with ARENA on shared research findings on the Ginninderry Energy Pilot Project (detailed in **Eco 3**).

The Ginninderry JV has also been exploring food production and farming options with Regional Development Australia throughout 2019. The exploration of vertical and modular farming innovations will continue as new models for securing food are evaluated.

#### ***Department of Jobs and Small Business***

The SPARK Training and Employment Program works alongside the Department of Jobs and Small Business to secure funds for the Women in Civil Construction Program (see **Annexure 3** for a list of all SPARK programs).



## **NSW Government and Yass Valley Council**

The NSW portion of the Ginninderry site (sometimes known as Parkwood) sits within the boundary of the Yass Valley Council. The Ginninderry JV has been liaising with both the Yass Valley Council and relevant agencies of the NSW Government since the inception of the project. Monthly meetings are scheduled with Yass Valley Council, more frequently when required. Meetings with NSW agencies are arranged as required, particularly with the Office of Environment and Heritage.

Because of the cross-border nature of the project, attention has been paid to the future arrangements for the delivery of services to the NSW portion of the site. A multi-agency cross-border forum was held in June of 2016, including 17 NSW State Government agencies, 8 ACT Government agencies and the Yass Valley Council. This forum enabled a review of the options for the delivery of services and infrastructure to support the urban development. The forum confirmed that there is at least one existing legal, practicable and financially feasible option for the delivery of all infrastructure and services. A second forum was held in early 2019 with all parties confirming the preferred arrangements.

The Ginninderry JV will continue to work with Yass Valley Council through the rezoning process and a representative of Yass Valley Council will also be appointed to the Board of the Ginninderry Conservation Corridor Trust.

## **ACT Government**

### ***Suburban Land Agency***

The Suburban Land Agency, as the agent for the Australian Capital Territory for the Ginninderry Joint Venture, is a key stakeholder for the Ginninderry project. The relationship between the Ginninderry project team and broader Suburban Land Agency continues to grow, with learnings being shared particularly in the Sustainability, Sales and Engineering Units.

### ***Transport Canberra and City Services (TCCS)***

Transport Canberra and City Services (TCCS) is a diverse directorate responsible for managing roads, footpaths, street lights, cycle paths, active travel and the public transport network (ACTION buses and the light rail project).

The directorate delivers essential services Canberrans rely on each day including public libraries, the collection of recycling and waste, graffiti removal, shop and playground upgrades and grass mowing. It is also responsible for the management of urban trees, public open spaces and city places including maintenance of shops, domestic animal services, animal welfare and other licensing and compliance services including ranger services and permits for public land use. As such, many of the decisions around Ginninderry's urban open spaces are guided by TCCS and their requirements.

Ginninderry has negotiated innovative, non-standard infrastructure solutions in a number of areas within TCCS where these solutions were considered to be better aligned with the Ginninderry triple-bottom line objectives than could be achieved by applying standard TCCS solutions. These include:

- **Biota Tree Research Project**

This research project trials a series of different landscape treatments around the existing trees that have been kept throughout Neighbourhood 1 of Ginninderry. The trial will determine how these landscape treatments affect the cost, maintenance requirements and biota improvement above a typical 'Canberra mow' (where a large tree is kept within a suburb and left with only grass underneath). The trial provides TCCS with valuable insights into possible treatment options for increasing biota habitat, ensuring trees can be kept upright for as long as possible (by ensuring that drop zones underneath trees are less accessible to the public, allowing a tree's branches that fall to remain in place and hopefully allow the tree to remain upright (even if dying) for longer).

More information is provided in **Eco 2.** and on the Ginninderry website: <https://ginninderry.com/not-just-tree-home/>

- **Commuter Cycling Path**

A dedicated commuter cycleway was been installed along the main boulevard road. Typically, this cycleway would be required on-road to meet TCCS requirements. This innovative solution is based on successful Dutch models and was suggested initially by cycling advocacy group, Pedal Power ACT.

- **Verge Plantings and Soil Volumes**

Variation to typical street tree plantings by using structural soils, Stratavault cells (see **Eco 2.** for case study) and ‘tree blisters’ in road verges. These has allowed for large tree varieties, more efficient verge use while ensuring trees have adequate soil volumes. A discussion on the benefits of tree canopies and is provided on the Ginninderry website: <https://ginninderry.com/trees-of-ginninderry/>

- **Orchards and Edible Streets**

Ginninderry proposed an entry orchard as a key gateway for Stage 1. This orchard was intended to be a fruiting orchard, providing both local food production, training and a social enterprise opportunity for the community. This original proposal was not fully supported by TCCS, stating that the Orchard would need to be fenced and screened.

- **Stormwater Irrigation**

Reusing collected stormwater for irrigation throughout the open spaces of Ginninderry was key to the original Water Sensitive Urban Design (WSUD) modelling for the development. This re-use provided sensible uses for the water, which would otherwise increase flows into the Murrumbidgee (or would require greater pond areas). Irrigating grassed areas also have added benefits of reducing the Urban Heat Island Effect, which can in-turn have larger health implications, particularly for the elderly. The Stormwater irrigation proposal also gave the ACT Government another revenue stream by allowing for a recycled water tariff – being able to on-sell the water for uses such as the Golf Course.

### ***Environment, Planning and Sustainable Development Directorate (EPSDD)***

Ginninderry works closely with a number of sub-branches of EPSDD. These include:

- Climate Change
- Development Assessment
- Territory Plan
- Housing Policy
- Environment Protection Policy

### ***Chief Minister, Treasury and Economic Development (CMTEDD)***

The Ginninderry Living Lab aims to use the ACT Government’s Open Data Portal as a large scale data collection point for its long-term research data.

### ***Community Services Directorate***

Partnership with the Office for Women for Women Returning to Work workshops. See **Annexure 3** for more information.



### ***Canberra Institute of Technology (CIT)***

The Canberra Institute of Technology (CIT) has been providing technical and further education in the ACT and surrounding area for over 90 years. CIT is a registered training organisation and offers training courses for many of the SPARK Training and Employment Programs. See **Annexure 3** for a full list of SPARK programs.

### ***Skills Canberra***

Skills Canberra is responsible for the management of vocational education and training (VET) in the ACT. Skills Canberra manages ACT and Commonwealth funding directed to VET programs for a variety of initiatives, including the SPARK Training and Employment Program.

### **Utilities**

#### ***Icon Water***

The Lower Molonglo Water Quality Control Centre (LMWQCC), run by Icon Water, sits to the south west of Ginninderry. The LMWQCC is the ACT's main wastewater treatment plant and is the largest inland treatment facility in Australia. In partnership with Ginninderry, Icon Water are reviewing the environmental clearances required for the LMWQCC to enable latter stages of Ginninderry to develop. These explorations may allow for further development sites to become available on the western edge of Canberra.

#### ***Evoenergy***

Evoenergy, as the ACT's sole electricity and gas distributor, is a major partner in Ginninderry's all-electric suburb trial. The Ginninderry JV has been working with Evoenergy (formerly ActewAGL Distribution) since 2016 to model, test and deliver renewable home energy packages and microgrid analysis for the development. With EPSDD and the SLA, the Ginninderry Energy Pilot Project was announced in February 2018. The Pilot includes a three-year research program to monitor the impacts and innovations that an all-electric suburb with large amounts of solar power has on the grid. The Ginninderry Energy Pilot Project is discussed in more detail in **Eva 1.** and **Econ 7.**

---

## **Pt nr 3. Engaging the community in design and governance is fundamental to the delivery of the project**

---

### **Overview**

At an early stage in the life of the Ginninderry project, in 2017, the project received a national commendation award, bestowed by the Planning Institute of Australia at its Planning Excellence Awards ceremony. The award was for excellence in “Public Engagement and Community planning”. This reflected the extensive and proactive approach taken by the project to public engagement up to that time, which continues as the examples below illustrate.

### **Ginninderry Specialist Advisory Groups**

Several community advisory groups have been established to provide valuable community input into the planning and design of Ginninderry.

#### ***Drake-Brockman Drive Residents Group***

The Drake-Brockman Drive Residents Group was convened following a suggestion from former staff member Sophie Bhandari. Sophie noted that many residents along Drake Brockman Drive wanted ongoing updates on the development and an opportunity to provide input to and receive advice on project impacts to surrounding residents. The Drake-Brockman Drive Residents Group is open to anyone who lives in the local vicinity and is administered by the Ginninderry Team and Ontoit Advisory and Project Management. There are currently 49 members of the group.

#### ***Ginninderry Aboriginal Advisory Group***

The Ginninderry Aboriginal Advisory Group (GAAG) has been established to:

- advise the Ginninderry Conservation Trust;
- provide input to cultural values management in the Ginninderry Conservation Corridor for the life of the Ginninderry Development;
- advise Indigenous stakeholders and the broader Indigenous community on the progress of GAAG activities; and
- respond, when appropriate, to project wide issues raised by the Joint Venture and the wider community.

Group members are the eight cultural Knowledge Holders (or their representatives) as nominated by the Indigenous community stakeholders during the cultural heritage assessment of the Conservation Corridor.

Members include:

Alice Williams	Carl Brown	Matilda House	Richard Allen	Violet Sheridan
Arnold Williams	Maria Williams	Michael Williams	Tyrone Bell	Wally Bell

#### ***Bush on the Boundary***

The Ginninderry Bush on the Boundary Reference Group has been developed as a forum for knowledge exchange to assist biodiversity conservation within the project. The Ginninderry JV sponsors the Ginninderra Catchment Group to administer and chair the Bush on the Boundary meetings, enabling it to be an independent reference group that is trusted within the local community.

#### ***People and Place Group***

The People and Place Group (PPG) provides a forum for community representatives to inform the planning of Ginninderry in an environment that encourages members to be frank and free to ask questions and express



their views. An independent Chair, Strategic Development Group, has been engaged by Riverview Projects to ensure a consistent, transparent and effective PPG process.

The PPG membership is drawn from the following groups, businesses and individuals:

- Belconnen Community Council
- Belconnen Community Services
- Business community – including from the Yass Valley Business Chamber
- Schools – Kingsford Smith School and Yass High School
- Ginninderry Aboriginal Advisory Group (GAAG)
- Youth representatives
- ACT peak social services bodies (eg ACT Shelter, ACTCOSS)
- Strathnairn Arts Association
- YassArts
- Health promotion or environment organisation
- Ginninderry residents
- Residents from Belconnen and the Yass Valley

**Community Advisory Groups**

***Conservation Council ACT Region***

The Ginninderry JV has maintained a continual liaison with the Conservation Council since 2011 with regular briefing sessions, particularly for the Biodiversity Working Group and meetings with their executive management team.

***Pedal Power***

The Ginninderry JV have periodically engaged with Pedal Power to provide input and review cycling paths within Ginninderry. Ongoing engagement with this group will continue as new neighbourhoods are developed. Further work with Pedal Power to resolve bike paths leading to Kippax and Belconnen will be conducted in the near future.

***Equestrian Groups***

The Bicentennial National Trail Committee, Belconnen Pony Club and ACT Equestrian Association have provided valued input into the ongoing inclusion of equestrian trails and horse agistment opportunities within the project. In particular, these groups have been influential in the final trail route and treatment of the Bicentennial National Trail which will run alongside the urban development.

***Play Activation Network ACT***

The Play Activation Network ACT (PAN ACT) is an informal collective of people from diverse sectors and organisations in Canberra – including the creative, cultural, educational, health and environmental sectors – who collaborate to make Canberra a more playful, positive and inclusive place. PAN ACT is facilitated by the Centre for Creative and Cultural Research in the Faculty of Arts and Design at the University of Canberra. PAN ACT has been involved in providing design suggestions and peer review of our play spaces within Ginninderry. PAN ACT has been engaged to conduct research on Ginninderry’s first play space – the cubbyhouse at The Link to study and evaluate user engagement.

***ACT for Bees***

ACT for Bees has been fundamental to the plant selections and awareness raising of the importance of Bees within suburban environments. ACT for Bees have not only provided an amazing Native Bee Hotel at The Link (the Air Bee ‘n’ Bee), but have also challenged us to re-think our urban landscapes and street trees to provide ‘pollinator corridors’ throughout the development. ACT for Bees has worked with the ACT Government to include information on flowering times, nectar, pollen and seed resources of plants and the species of forager and habitat value of plants now listed on the Urban Landscape Planting List.



Air Bee 'n' Bee at The Link

### **Other Groups**

In addition to those above, a number of groups and individuals have provided key inputs into our planning process. They include:

- Ginninderra Falls Association
- West Belconnen Child and Family Centre
- Country Women's Association

### **School Groups**

School aged children are often left out of master-planning and development processes. At Ginninderry, we understand that school children growing up in West Belconnen today are likely to be future residents of Ginninderry. As the majority of our project team will have moved on before the full Ginninderry development is completed (it is a 40 year project after all!), it is vital that these children's voices are heard, their ideas for the future of Ginninderry respected and that they are encouraged to take up leadership roles.

The following, lists a number of school projects that have informed the design of Ginninderry:

- Kingsford Smith School (KSS) – All ages from P-10. As the expected Feeder School for Ginninderry in its early years, engagement with Kingsford Smith School will be ongoing throughout the lifetime of the project. Students at Kingsford Smith have often contributed to the planning and design of Ginninderry and have been invited to be part of several community activities and workshops to develop concepts for open space infrastructure and design. This includes a Placemaking Project for Year 9-10 Students at Charny Carny in 2018 where students helped to facilitate a community discussion and masterplan design for the West Belconnen Resource Management Centre (landfill site). Students from KSS are also invited to sit on the People and Place Group. Aboriginal and Torres Strait Islander students from KSS were also involved in the Who Am I and Who Is My Mob – Aboriginal Cultural Heritage Project creating totem poles at The Link. KSS students, Jenny Dao (year 10) also undertook a Work Experience Placement at Ginninderry in 2017 where she spent time working with Hoa Luu, Design Manager to design the new café space at The Link. To read Jenny's story, see **Annexure 4**.
- Belconnen High School participated in the Bungee Project (see **Ptnr 1.** and **Soc 5.**) creating the Ginninderra Creek Mosaic at the Link.
- St Thomas Aquinas School students were involved in the Bungee Project (see **Ptnr 1.** and **Soc 5.**) and created the Ginninderry Agricultural History Mosaic at the Link
- Family groups from the West Belconnen Child and Family Centre worked with the Ginninderry team to provide playground design input and play space ideas for the project. Children from as young as four years old participated in the exercise and provided some unique and insightful design features.
- Holy Trinity Primary School Year 2 classes (90 students) completed an exercise in 'Designing a new Market Centre' for Ginninderry in 2019.
- The PCA Girls in Property Group completed a design of a school community hub and marketplace design for Ginninderry as part of their program (see Case Study in **Ptnr 1.**).
- Yass High School has included a study of and visit to Ginninderry as part of its upper high school geography class. Members of the Ginninderry team have also mentored Year 9 students through their Authentic Audience program.

The SPARK Training and Employment Program also provides unpaid work experience placements to West Belconnen High School and College Students. Through our contractors, students are able to work on the Ginninderry construction site and alongside our engineers, landscape architects and designers.

---

## Ptnr 4. Designing the project for community ownership and ultimate community control

---

### Overview

Community ownership and control of their environment is a key factor in the creation of a resilient and resourceful community. The devolution of decision making from the “developer” or “government” to grass roots local levels is a key objective in the planning and community building process at Ginninderry.

### The Link

The Link at Ginninderry is a multi-purpose community and information facility adjacent to the Strathnairn Arts Association. The Link was the first building constructed at Ginninderry and is a tribute to the Ginninderry JV’s commitment to encouraging community-building even before residents move into the area.

The Link is a hub for a range of services and facilities in Ginninderry and will adapt and change as the community grows. While being a sales and information office, The Link has been designed to be handed to the Strathnairn Arts Association to allow the building to continue as a community venue in perpetuity.

Currently, The Link provides for the following community facilities:

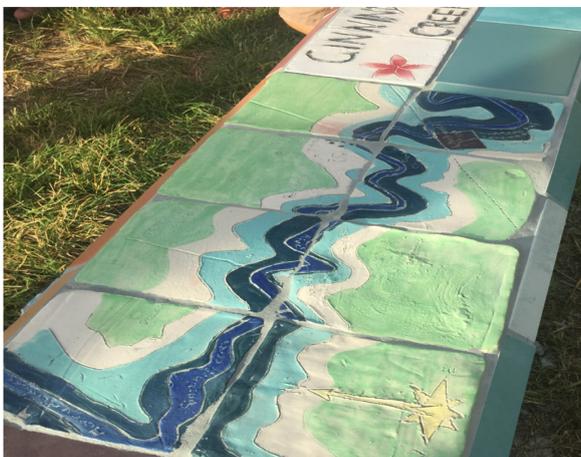
- Art Exhibition spaces
- Meeting Rooms and Spaces for workshops, training and community gatherings
- Kitchenette
- BBQ and Tandoor Oven
- Communal Gardens

As Ginninderry grows, this building and its surrounding area will be a focus for markets, fetes and festivals as well as performing and creative arts programs.

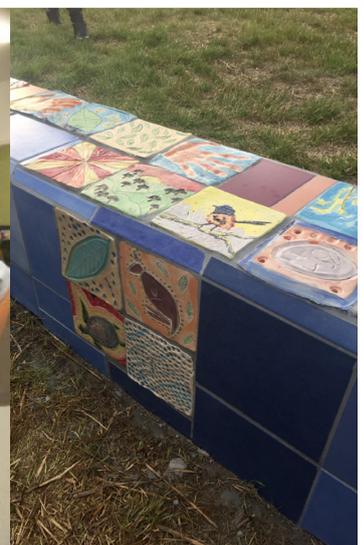
This major asset has been designed by noted architects Collard Clarke Jackson in a close collaboration with Ginninderry, the Strathnairn Arts Association, and Arts ACT. Construction was by Manteena. The Link showcases Ginninderry’s commitment to sustainability (as described in the Case Study in **Soc 4.**).

The Link is open to the public Monday to Friday, 9am – 5pm and Saturday and Sunday 10am – 4pm.

Ownership by the community is strongly shown at The Link with several artworks incorporated within the building made with community groups. These are listed and discussed further in **Soc 5.** and **Ptnr 1.**



Mosaic tiles made by Bungee Programs at St Thomas Aquinas School and Belconnen High School



Not only is The Link used as a classroom for many of the SPARK Training and Employment Programs, but several of The Link's key areas (including the BBQ, Tandoor Oven and Communal garden wicking beds) have been constructed as part of these training programs. These live training sites have offered our SPARK participants an opportunity to become part of the community by building tangible parts of our community centre.

### **With One Voice Ginninderry Choir**

In 2017, the Ginninderry JV received a grant from Creativity Australia to establish a choir for Ginninderry. Even though there are no residents yet living within Ginninderry, the choir was established to encourage community building from the earliest of beginnings.

## **CASE STUDY**

### **With One Voice Ginninderry Choirs**

With One Voice Ginninderry is a choir with a real sense of community and friendship. There are no auditions or singing experience required and all ages, faiths, cultures and backgrounds are welcome.

The choir sings an eclectic mix of songs of varying styles and is full of people who simply want to sing together and enjoy making music as a group.

The group rehearses every Tuesday night from 6:00pm – 7:15pm and then shares supper together.

Loneliness and isolation are becoming more prevalent in society today, and the With One Voice Ginninderry Choir aims to provide a space where members of the community can gather, sing and make lasting friendships.

In 2019, a children's choir was launched in partnership with Kingsford Smith School. The With One Voice Ginninderry Children's Choir brings a level of enthusiasm and joy to our joint performances.

Both choirs have performed at several community events including a joint choir concert in Yass in September 2019 joined by Maisie's Choir, Canberra Gay and Lesbian Ukulele Band, Murrumbateman Ukulele Strummers Collective.

New members are always welcome - no singing experience necessary.



With One Voice Ginninderry Choir and With One Voice Ginninderry Children's Choir singing together at a World Bee Day event at Strathnairn Arts Association



## **Resident Input**

Even though first residents to Ginninderry will not move in until early 2020, opportunities for involvement in the project have been encouraged and welcomed. Through the establishment of Ginninderry's specialist advisory groups (see **Ptnr 3.**), new residents are able to contribute and be part of the planning of their new community through the People and Place Group with some prospective residents already active participants. A Facebook group has also been established to give new residents a place to meet, introduce themselves and discuss issues and concerns surrounding Ginninderry. Providing avenues for input and discussion is the first step to community ownership.

A number of future resident families were interviewed in 2018 as part of an ANU Honours Thesis (see **Soc 2.**) to determine how people of all cultures engage with sustainability.

## **Ginninderry Conservation Corridor and Trust**

The Ginninderry Conservation Corridor will be managed by the Ginninderry Conservation Trust. The Ginninderry Conservation Trust will be established by the Ginninderry Joint Venture to manage the conservation corridor that borders the development area on both ACT and NSW land. The Ginninderry Joint Venture assists the Trust to undertake infrastructure works in the conservation corridor to establish tracks, trails, a visitors centre and other facilities. The Ginninderry JV also provides funding to ensure the Trust can remain operating into perpetuity. Residents will be encouraged to engage with activities and events occurring within the Conservation Corridor and to value and become custodians for their surrounding lands. The Trust will be managed by a Board, with four skills-based community representatives elected alongside reserved positions from the ACT and NSW governments and an independent chairperson. The Ginninderry Conservation Corridor and Trust are discussed in more detail in **Eco 1.**

---

## **Ptnt 5. Supporting community housing through public and private partnering arrangements**

---

### **Overview**

The ACT Government has an objective requiring that 20% of housing in new estates meet affordable housing cost benchmarks. Typically this is achieved by the construction of small apartments. We are addressing the shortage of medium density housing, known as the “missing middle” by offering a genuine range of housing options. Insights into housing preferences, reveal that 75% of our primary market prefer free single detached standing homes, but when price is factored in, free-standing homes townhouses, compact blocks, terraces and apartments are still appealing options. Research findings also highlight that 71% of potential buyers have a budget of \$400,000 – \$600, 000.” (Source: Housing Preferences Research Report, Orima Research 2013)

### **Flexi-living Home Series**

The Flexi-living Series is an initiative of the Ginninderry JV initiative to drive new thinking (in the building industry) around the design and delivery of high quality, compact, affordable, integrated housing – on their own blocks. Ginninderry’s flexi-living series are a unique housing type designed to address the shortage of separately titled homes at a price point achievable for first home buyers. The flexi-living homes are architecturally designed, 2-3 bedroom homes on compact blocks. Flexi-living homes have no body corporate fees (separately titled), require an owner to earn under \$120,000 gross income and that owner must live in the property (and not sell) for three years. Current flexi-living homes are available from \$398,000 including all landscaping, fencing and sustainability features (including double glazing and solar energy systems). The flexi-living homes allow residents to enjoy all the freedom and flexibility of owning a separately titled home with the convenience and low-maintenance lifestyle of an apartment.

The current arrangement for delivering the Flexi-living homes is that the Ginninderry JV is responsible (through a JV housing arrangement) to design and build the homes. This ensures full quality control of design and construction.

### **Other Affordable Housing Solutions**

The Ginninderry JV is exploring a range of other housing solutions including:

- Opportunities for Community Housing Providers including CHC, Havelock Housing and Argyle Housing to work on several pilot projects as listed below.
  - Shared equity models
  - Reduced rental pricing mechanisms allowing for rent at 25% of income (social housing) or 75% of market rates (community housing)
  - Development of a micro apartment concept. This was submitted as part of the ACT Demonstration housing project and progressed to the second stage. The submission included 10-14 compact apartments on a site in Stage 1 of Ginninderry where ground floor units were accessible (with 3 en suite rooms and a carers unit).
- Exploring investment opportunities with the Federal Government’s National Housing Finance and Investment Corporation (NHFIC) to utilise the National Housing Infrastructure Facility (NHIF) – a fund providing financing for infrastructure projects that unlock new housing supply.
- Participation in the ACT Government’s Housing and Homelessness Summit and providing a submission to the ACT Government’s Housing Choices project.

While many of these housing solutions are innovative and exemplar, a number of these have not been progressed as they are unable to stack up financially at this time without Government subsidy or certainty of eligible tenancy. These barriers will continue to be challenged with the ACT Government.

---

## Ptner 6. Collaborating with research and educational institutions to drive innovation

---

### Overview

Canberra prides itself on being the “Knowledge Capital”. As such, there are a vast array of research and education institutions based in the ACT. Working with these institutions (and those further afield) is fundamental to Ginninderry’s Vision to learn, research and explore best practice thinking over the life of the project. Partnerships with research institutions allow for long-term investigations to occur, where a private consultancy may change hands or cease to exist. Universities and research institutions are the breeding ground of innovation and forward thinking, and providing opportunities for implementing new technologies, designs and strategies are key to an evolving community.

The key to an effective research partnership is to ensure that the researchers are involved in the implementation and delivery side of the development process – by combining researchers early on in the planning process, rather than allowing research to happen ‘on the side’, and introducing them to the consultant teams means that lessons can be learnt in real time.

### Research Partnerships

The following lists several of the research partnerships underway:

#### ***University of Canberra – Institute for Applied Ecology – Water Sensitive Urban Design***

The University of Canberra, through the Institute of Applied Ecology has been engaged to conduct:

- Monitoring of water quality, flow and vegetation prior to and during construction. This research also encompasses parallel water quality assessments undertaken by the ACT Government’s WaterWatch program.
- Review of WSUD solutions through the first stage of the development including collaborating with Calibre Consulting, the WSUD engineer for Stage 1 of the development.
- Long term planning and maintenance considerations of WSUD assets and the establishment of citizen science programs.

#### ***CSIRO – Bushfire Management***

Riverview Projects has partnered with CSIRO, to ensure best practice bushfire management is maintained for all stages of the Ginninderry project. The two organisations have signed a Collaborative Arrangement Agreement which will see leading bushfire expert and researcher Justin Leonard – who oversees the CSIRO Bushfire Adaptation team – bring the latest research and worldwide professional contacts to Ginninderry. The collaboration also brings on board Australia Red Cross and EcoLogical Australia, to support the project’s aims in developing, implementing, monitoring and continuously improving, performance-based design methodologies to manage bushfire risk.

The collaboration recognises that whilst bushfire management standards set by ACT and NSW agencies are currently world’s best practice, there is always room for improvement. This is particularly the case at Ginninderry, where the long 40-year timeframe of the project will provide a pioneering model for research studies.

The partnership will involve important research to support fire management measures for the protection of both the conservation corridor and urban areas. This includes articulating the nature of bushfire risks posed for locations within Ginninderry and the tailoring of integrated and robust risk management design solutions to meet and exceed the expectations of both the community and government regulators, for every stage of the development.

### ***Frank Fenner Foundation – Living with Nature***

The Ginninderry JV has been working with the Frank Fenner Foundation for several years to conduct research that aims to challenge conventional industry thinking on issues around sustainability. The partnership will track and evaluate aspects of sustainability at the Ginninderry project site, and seek to understand how planning and urban design impacts on environment, people and their quality of life. This year, the Frank Fenner Foundation is undertaking two projects:

- Evaluations of past consultants and reports to review whether recommendations and findings had been undertaken.
- Young Person’s Plan For the Planet – Students from Brindabella Christian College and Kingsford Smith School will undertake an assessment of Ginninderry against the United Nations Sustainable Development Goals.

### ***University of Canberra – Centre for Creative and Cultural Research – Play Space Research***

Researchers from the Play Activation Network will be involved in designing and researching all ages play spaces within Ginninderry. More detail on this initiative is provided in **Ptnr 3**.

### ***Australian National University – Fenner School - Biota Tree Research Project***

The Australian National University has collaborated with the Ginninderry JV, TCCS, EPSDD through a Memorandum of Understanding to provide guidance and recommendations to the project for the maintenance and management of existing mature trees within the development. The Biota Tree Research Project has influenced the design and form of our urban open spaces, with 80% of trees being kept in Stage one and 92% of trees being kept in Stage 2. A number of innovative treatments have been designed for the areas surrounding the mature trees, with the aim to evaluate how they can help to reduce maintenance and removal of trees as they age within urban developments. The project is discussed in more detail in **Eco 2**.

### ***University of Canberra – Institute for Applied Ecology – Little Eagle Research***

The Little Eagle research project is a collaboration between the Institute for Applied Ecology, CSIRO and the ACT Government’s Conservation Research Unit. The research investigates the foraging, nesting and migratory patterns of Little Eagles. A case study on the findings is presented under **Eco 1**.

### ***Cooperative Research Centre for Low Carbon Living – Mainstreaming High Performance Housing***

A collaboration between the Ginninderry JV, Rawson Homes, Curtin University, CSIRO and the CRC for Low Carbon Living, the Mainstreaming High Performance Housing project, aims to understand the barriers often cited by the construction industry to the causes of the slow uptake of zero energy housing. The research involved three main areas:

- Reviewing and modifying a project home to be zero energy
- Understanding the cost implications (and builder attitudes) of the design changes
- Exploring public sentiment and understanding of sustainability features

### **The Ginninderry Living Lab and Research Steering Committee**

The Ginninderry Living Lab has been established to guide research priorities and data collection through Ginninderry. While still in its infancy, the Ginninderry Living Lab will provide a framework for ongoing research – providing a mechanism to ensure that long-term data collection can be achieved.

The Ginninderry JV is a founding member of the Australian Living Lab Innovation Network (ALLiN) which aims to foster collaboration between practitioners in Australia, Europe and the Asia Pacific.



Research Projects for Ginninderry are managed by a Research Steering Committee to ensure oversight and budget allocation. The committee is made up of project staff and peer reviewer David Shorthouse.

### **Lecturing and Mentoring**

The Ginninderry Team are often asked to provide site tours, give lectures or provide student projects to university courses. These collaborations create strong learning opportunities, not only to the student cohorts but also for our team. A list of university courses that Ginninderry staff have been involved in is provided in Annexure 6. The Ginninderry Team also offers unpaid internships to high school, college and university students who are interested in a hands on work experience opportunity. Stories from a number of our interns is provided in Annexure 4.

## **CASE STUDY**

### **ANU Cohabitation Design Course**

Jessica Stewart, Ginninderry’s Sustainability Manager shares her experience of partnering with universities:

*“Working with our local universities means that we, as practitioners, are constantly kept on our toes with inquisitive minds and perceptions. Presenting Ginninderry as a case study for students is of real value to us – it not only allows us showcase Ginninderry to a cohort of people*

*that wouldn’t usually be exposed to a development company, but also exposes the students to the complexity that is suburban development within a sustainable context.*

*We were totally blown away by the variety and calibre of the student work from the Design Fiction Cohabitat project. A number of students came and presented their work at an all staff team meeting. This was a*

*really enlightening session - providing a truly holistic learning opportunity not only for the students, but also for our staff – challenging our perspectives and project thinking.*

*As an ANU Alumni, I wish that there had been more collaborations with real-life projects like this when I was at uni!”*



### **PhD and Thesis Sponsorship and Mentorship**

Supporting new research and researchers, through their Bachelor, Masters and Doctorate studies is critical for ongoing innovation. The Ginninderry JV has supported several research projects including:

- Providing funding and a case study for PhD candidate Bronwyn Berman of Western Sydney University. Bronwyn's thesis explores the connections between creativity/art practice and sustainable behaviours with the view to devising strategies for inserting these mechanisms into new urban developments.
- Providing input into ANU Bachelor of Engineering degree Thesis by Nathan Robertson - An investigation into the Sociotechnical Aspect of Introducing Vehicle-to Grid to Canberra
- ANU Fenner School of Environment and Society Honours Project by Jessie Smith – Survey to investigate Sustainability from a Cross-cultural Perspective at Ginninderry. Working closely with Susan Davis, Jessie Smith explored the sustainability worldviews of several of Ginninderry's new homebuyers from minority ethnic backgrounds. This was done through a series of interviews to gain an in-depth appreciation of the aspirations and needs of the community.
- ANU Fenner School of Environment and Society future PhD scholarship for study of the Biota Tree Research project. The research/evaluation component of the project is expected to commence in 2020 and run for 3-5 years.



# Evaluating Principles

---

## Eva 1. Identifying and delivering realistic and costed initiatives

---

### Overview

Ginninderry is a “triple bottom line” project. This means that all elements of the project must succeed at three levels—they must be economically, socially and environmentally viable. This principle is concerned with the economic aspects of the project. Initiatives must be economically viable if they are to be repeatable through the course of the project and if they are to act as exemplars for projects elsewhere.

### Home Energy Systems

An extensive options analysis was completed by Beast Solutions in collaboration with Evoenergy (formerly ActewAGL Distribution) to review and analyse the upfront and ongoing cost implications for several Home Energy solutions. The options analysis included modelling of a standard home and assessed the implications of mandating PV panels, demand management systems, energy efficient appliances, battery storage (centralised and residential) and an all-electric home scenario (see **Eco 3.**). For each option, the analysis explored cost to the resident (both upfront and running costs), cost to the developer, cost to the distributor, energy required from the grid, and greenhouse gas emissions. The assessment resulted in a recommendation that Neighbourhood 1 of Ginninderry be trialled as an all-electric suburb with modelling showing cost savings to residents. Community attitudes were also evaluated through a partnership project with ARENA and Regional Development Australia (as discussed in **Ptnr 2.**). An evaluation of the overall impact of the trial will be undertaken through the Energy Pilot Project steering committee with representatives from the Environment, Planning and Sustainable Development Directorate, Evoenergy and the Ginninderry JV to assess the real time implications on energy usage and grid stability over a number of years.

### Water Sensitive Urban Design

The initial Water Sensitive Urban Design (WSUD) strategy was provided by AECOM. AITHER was then engaged to conduct a triple bottom line assessment of a number of options proposed in the AECOM report. The AITHER report has been used to provide key economic metrics to not only the upfront infrastructure costs but also the opportunities for future revenue streams from the sale of near-potable water to neighbouring areas.

### Market Research

Project marketing has the joint aim of raising awareness of the project and attracting potential residents. This is done in ways that complement the broader project objectives.

The effectiveness of Ginninderry’s project marketing has been measured in several ways, most simply in the success of land sales and database registrants, with approximately 5,000 people now listed on our database.

ORIMA research were engaged to conduct a review of Ginninderry’s marketing strategy and its affect in raising awareness for the project. The study included a survey of both members of the general public and our database. It evaluated respondents’ demographics, readiness to buy new property, purchasing intentions, awareness of Ginninderry, likelihood of buying within Ginninderry, housing preferences and brand recognition. The outcomes from the report have been used to refine future marketing priorities.

Monthly statistics from the project’s social media channels and website activity are provided to the Ginninderry JV.

Ginninderry’s Marketing Strategy is also audited and approved each year by the ACT Government’s Independent Advertising Assessor.

### **Flexi-Living Homes**

An independent review of the Flexi-Living homes has been conducted. This review provided an analysis of the Stage 1 Flexi-Living affordable housing product against the ACT Governments Affordable Housing Strategy and Ginninderry Housing Strategy. The review offers recommendations on the current program, its relationship with the Government's Affordable Housing Thresholds and provides guidance to the Ginninderry JV on future housing packages.

### **West Belconnen Resource Management Centre**

The West Belconnen Resource Management Centre (landfill site) is due to be closed and capped in 2021. The closure creates many opportunities for re-use of the site, including open spaces, commercial and community facilities, employment creation opportunities and investment required for high impact recreational uses such as equestrian activities, dog walking and mountain biking.

Spiire has been engaged through the master planning stage to conduct a triple bottom line assessment of the current proposed uses for the site. The review will be conducted in partnership with the ACT Government (responsible for closing and capping the site) to ensure that the treatments used to close and remediate the landfill site are utilised, understanding the current known constraints of the site and the proposed future uses.

Community input has also been provided into the master planning stage of this site, with several workshops held with Ginninderry's Specialist Advisory Groups (see **Ptnr 4.**).

### **Conservation Management Trust**

The Conservation Management Trust (see **Eco 1.**) is governed by a Plan of Management which outlines the reporting framework for the Trust. This includes:

- 1) A public annual report including but not limited to:
  - a) Commentary on the progress of implementation of each of the actions specified in the assessment program report;
  - b) Commentary on the conservation outcomes, referenced against the outcomes listed in the assessment report, achieved in the previous year, assessed against relevant biodiversity measures;
  - c) Commentary on governance and financial matters.
- 2) A review of the Program every five years (measured from the date of endorsement of the program) for the life of the Program to assess progress in achieving the objectives of the Program and ensuring investments remain targeted to the affected matters in the most effective manner.
- 3) An independent audit every five years (measured from the date of endorsement of the Plan) for the period of the Program.

The monitoring and reporting process will provide the basis for the five yearly revision of the reserve management plan.

### **Future Triple Bottom Line Assessments**

A number of key project initiatives are not yet at a place where their impact and effect can be evaluated fully. In the near future, however, the following initiatives should be reviewed and assessed using a triple bottom line approach:

- Community engagement – to understand how community building initiatives (events and programs) have increased community connectedness, wellbeing and sentiment.
- Land sales and the value of sustainability – to evaluate how the property market has responded to Ginninderry's sustainability and conservation principles and whether there is a marked difference in land sales to other areas within Canberra.

- 
- Ginninderry’s Training and Employment Program – SPARK has been a highly successful project, in terms of the upfront costs and completion rates of its participants. A TBL report of the program would help to document its successes – most particularly to convey the stories of the SPARK participants and how the program has impacted on their lives.
  - Civil engineering construction costs are the largest single cost item for the project. Now that construction of Stage 1 is nearing completion, there is an opportunity to review and evaluate the total construction costs and explore options for added efficiencies in future stages.
  - The Link is Ginninderry’s first multipurpose facility. It serves as a project management and sales office and community facility in the short term and in the long term as an integral part of the Strathnairn Arts complex. It also functions as a demonstration project for a range of energy efficiency and landscaping initiatives. Its construction and operation costs are known and it would be desirable for these to be measured against the full range of social benefits being delivered now and in the future by the building.
  - Tree retention and a trial of new management treatments will be evaluated as part of the ANU Biota Tree Research Project (see **Eco 2.**). While the outcomes of this research focus on the ongoing maintenance costs of these areas and the increased benefits to wildlife habitat, the upfront costs of both the land take and establishment of the areas should also be considered.
  - As part of meeting the Ginninderry Housing Development Requirements, residents are able to get a front landscaping package provided at no additional cost (see details on the [Ginninderry website](#)). The costs of this initiative are itemised in project budgeting, however the benefits measured in terms of the propensity for residents to maintain the front gardens and retain the selected species should be monitored over time following the completion of the works.

---

## Eva 2. Providing independent peer review of project proposals and project outcomes

---

### Overview

Peer review is the evaluation of work by one or more people with similar competences as the producers of the work. It functions as a form of self-regulation by qualified members of a profession within the relevant field. In order to achieve excellence Ginninderry has engaged peer reviewers to oversight key elements of the project

### Peer Reviewers Engaged

A number of peer reviewers have been engaged to provide independent/secondary assessments of project initiatives. Their names, along with their area of specialisation is provided in the following table.

<b>Peer Reviewer</b>	<b>Specialisation</b>
Dr David Shorthouse	Biodiversity and the natural environment
Professor Phil Gibbons ANU Fenner School of Society and the Environment	Remnant tree biodiversity Environmental Offsets
Chris Haley	Civil Engineering, Water Sensitive Urban Design
Professor Tony Wong, Chief Executive Officer, CRC for Water Sensitive Cities	Water Sensitive Urban Design
Aither	Water Sensitive Urban Design Infrastructure Costs
Colin Henson, Principal Traffic Engineer, Arup	Traffic and transportation planning
Geoff Farrer	Active transport planning
Dr. Graham Douglas, Western Sydney University	Bushfire planning
CSIRO Bushfire Research Division, Justin Leonard	Bushfire planning
Land Development Agency Design Review Panel	Urban design and Site Layout
Ginninderry Aboriginal Advisory Group	Aboriginal heritage and cultural planning and management (see Soc 1. for a list of members)
Andrew Blakers	Energy Modelling
Alex Baitch	Energy Modelling



### Eva 3. Using recognised international and national benchmarks for sustainability performance to publicly report and raise awareness of project outcomes

#### Overview

To ensure that Ginninderry continues to strive for best practice standards throughout the life of the project, collaboration and learning from external peak bodies and verification through independent assessment and rating tools is required. These rating tools need to be recognised internationally and measure all aspects of sustainability including social, economic and environmental considerations.

#### Review of Existing Rating Tools

An initial review of rating tools was completed by Eltons Consulting in 2014. This review assessed a range of rating tools including EnviroDevelopment, LEEDS, WELL and Green Star Communities against the Triple bottom line aspirations of Ginninderry.

#### Green Building Council of Australia - Green Star Communities Rating Tool

The review by Eltons Consulting found the Green Building Council of Australia’s Green Star Communities rating tool as the most rigorous and well aligned tool available to the project. Green Star Communities also required projects to re-certify every 5 years, ensuring the Ginninderry JV continues to strive for best practice through the life of the project.

In August 2016, Ginninderry was certified as achieving a six-star green star rating which equates to world’s best practice.



Total Points:  
80.91/100

Rating	Total score	Outcome
Four Star	45-59	Australian Best Practice
Five Star	60-74	Australian Excellence
Six Star	75+	World Leadership

Six star ✓

World leadership ✓

The Green Star Rating tool assesses Ginninderry’s performance against 32 credits in the following categories: Governance, Liveability, Economic prosperity, Environment and Innovation.

#### Australian Best Practice and International Benchmarks

In instances where there are known exemplars of project initiatives, the Ginninderry JV explores these to ensure that all learnings can be implemented. Examples of this are:

- Conservation Corridor – Jason Cummings, the Ginninderry Conservation Corridor Manager, explored several exemplar Conservation precincts as part of a Churchill Fellowship in 2017.
- Cycling Paths – working with Pedal Power and the Australian Heart Foundation ensured that best practice Active Travel principles were implemented

---

## **Eva 4. Empowering resident and community monitoring and management of sustainability performance**

---

### **Overview**

Sustainability is best achieved, and in many ways can only be achieved, with the active cooperation and participation of the community. Engagement of the community is best achieved by providing opportunities for their active involvement.

### **People and Place Group**

The People and Place Group (see **Ptnr 3.**) is an ongoing community and resident group where members of the community can provide direct input into the urban design of Ginninderry.

### **Conservation Corridor Trust**

The Conservation Corridor Trust has been established to allow for ongoing community involvement in both its Board function, membership and through volunteer programs. All Ginninderry residents automatically become members of the Trust. This management structure encourages the residents of Ginninderry to value and become custodians for their surrounding lands. Non-residents are also able to join the Trust for a small fee. The Ginninderry Conservation Corridor and Trust are discussed in more detail in **Ptnr 4.** and **Eco 1.**

### **Demand Management Systems**

Demand management systems (for example Reposit Power) are required for all housing within Ginninderry. These allow residents to monitor their energy usage in real time and consequently tailor their usage to maximise efficiencies.

### **Opportunities for Citizen Science**

Several future citizen science opportunities exist for Ginninderry residents and surrounding community members. Currently, Ginninderry has, through the ACT Government WaterWatch program, worked with Ginninderry Catchment Group to monitor water quality in the Murrumbidgee River and at Ginninderra Gorge. Through WaterWatch, volunteers can be involved in water sampling and water bug counting as part of their ACT program.

Ginninderry has also worked with the Ginninderra Catchment Group to undertake the ACT's FrogWatch program. This program trains volunteers to identify frog calls and collect data for an annual Frog Census. The program will provide a data base to evaluate changes in frog numbers and helps to inform future design of wetlands which will feature as an important part of the urban landscape.

### **Smart Cities Technology**

Delos Delta were engaged to provide an initial Smart Cities workshop for Ginninderry. In its beginnings, a trial of Public Wi-Fi throughout the open spaces of Stage 1 of the project will create a future opportunity for environmental sensing and other smart sensing capabilities for the development.

---

## Eva 5. Encouraging a culture of continuous improvement

---

### Overview

The Ginninderry project has an implementation timeframe of 30—40 years. During this period it will be required to respond to changing environmental, social and economic circumstances. Continuous adaptation and improvement will be essential.

### Internal Project Procedures

Internal project management processes are tailored to ensure:

- Critique and evaluation
- Top down encouragement of innovation and ideas
- Maintenance of a positive culture that fosters exchange of information and innovation
- A policy that ‘business as usual’ isn’t good enough
- Encouragement of professional development and exploration of exemplars (see **Eva 1.**)
- Learning from prior stages of work – allowing all staff to come together and reflect on the learnings from prior stages of work rather than recreating the wheel at each stage of development.

A program of staff sharing TED talks through our all staff fortnightly meetings has enabled a greater shared culture of learning throughout the team. Key performance indicators (KPIs) are also used to review and evaluate priorities for each staff member annually.

### Pilot Projects and Funding

Collaboration and continuous engagement with Government agencies has allowed Ginninderry to pilot and test a number of innovations (see **Ptnr 2.** for further detail). Several of these, for example the all-electric energy pilot (see **Eco 3.**) and biota tree habitat projects have now been encouraged through other developments in the Canberra regions.

Funding to continue these innovations is critical, and the Ginninderry JV manages this through the Research Steering Committee (see **Ptnr 6.**).

### Transparency of Reporting

Transparency of research and data is critical for continuous improvement. The [Ginninderry website](#) includes a reports library where publicly accessible reports can be found and reviewed.

### Openness of Engagement

The Ginninderry JV prides itself on ensuring that open and honest engagement occurs with all stakeholders. Continuous improvement will only occur if we are challenged and listen to others. Many partnerships and advisory groups have been established to allow for genuine engagement with all. These are described in great detail in the Partnerships Principles sections being **Ptnr 1.** through **Ptnr 6.**

### Adaptive Management and Realtime Data Collection

Adaptive management approach for the Conservation Corridor Plan of Management allows for continued best practice thinking to be adapted over time. This is described further in **Eco 1.**

### Risk Assessments

A bi-annual Risk Management Workshop is conducted to allow for a holistic review of all management structures, programs and priorities. This allows for continual assessment and adaptation of the project.

# Ecological Principles

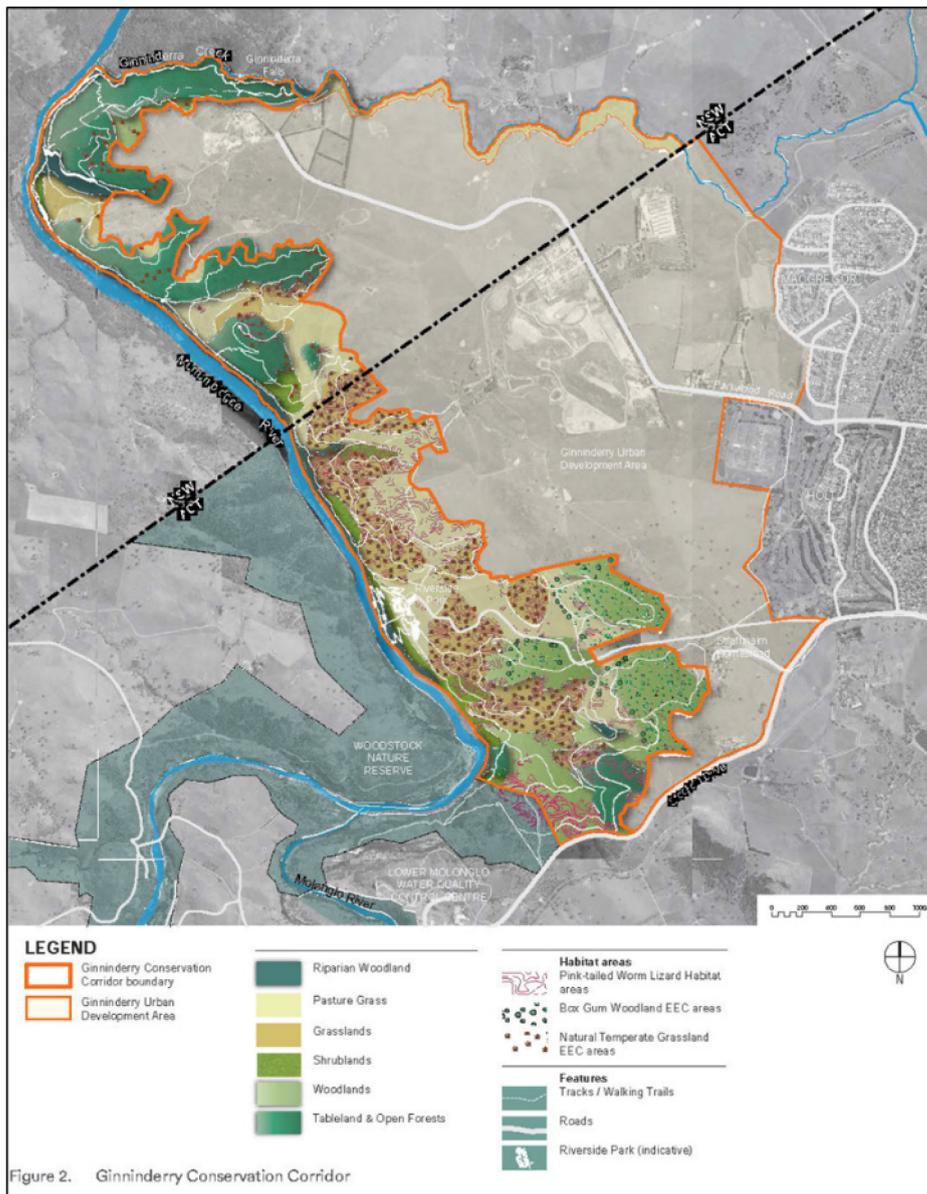
## Eco 1. Acknowledging the intrinsic value of all species and the special role and regional significance of the Murrumbidgee River corridor and Ginninderra Creek

### Overview

This principle requires that the Ginninderry project recognizes its place within the landscape and living environment; it will be integrated into the landscape and become a part of, as well as having an impact on, the biodiversity of the site and surrounding land.

### Ginninderry Conservation Corridor

The Ginninderry project will create a 596 hectare conservation corridor along the Murrumbidgee River and Ginninderra Creek. In addition to its role in protecting important endangered species and ecological communities, the corridor will be a great asset for nature based recreation for the Belconnen community; it will cross the border and include land in both the ACT and NSW.





Local community input to the management of the corridor will be important and to ensure that this happens it is proposed to set up an environmental management trust, the trust will manage all of the land in the corridor and be run by a board of directors that includes elected representatives from the local community.

The trust arrangement will enable the community to be represented in decision-making about the corridor, and it will ensure a uniform management structure on both sides of the border. The trust will be funded from the project and will also be able to benefit from revenue streams associated with recreation, tourism and education within the corridor, and use these funds to secure sound conservation management into the future.

Similar trust arrangements have emerged in Australia and overseas where commercial opportunities are married with land management priorities to support long-term conservation gains and cover reserve running costs.

The pre-eminent objectives of the Trust would be conservation of Aboriginal cultural and ecosystem values and bushfire fuel management. Other objectives pertaining to education, research, recreation, tourism, and community involvement will also inform Trust operations.

Answering to the Board, a Land Management Committee, a Social Sustainability Committee, and a Public Fund Committee will be set up to ensure objectives pertaining to land management, community engagement, and funds management are achieved. Committee positions will be filled by community members.

The Ginninderry Project will provide (at no cost to the trust), through a staged approach, the capital works within the corridor and absorb any related costs until such assets are handed over to the Trust. Ongoing Trust funding will be as follows:

- Capital contributions to the Trust equivalent to 1% of sales revenue across the project area (NSW & ACT);
- A \$100/annum 'rates surcharge' on each dwelling in NSW and an equivalent cash contribution from ACT Treasury each year; and
- Within-corridor commercial revenue streams (e.g. land leases, car parking, venue hire, sponsorship).

More information about the Trust can be found on the Ginninderry website.

### **Planning based on natural values**

Master planning for the intrinsic urban component of Ginninderry was preceded by detailed scientific studies and definition of biodiversity values. This work, involving a range of expert scientists was conducted largely during the period 2009—2014. The reports produced are available at the Ginninderry website.

This science-based process led to the definition of a conservation corridor that includes all significant biodiversity values on the site. Master planning for urban development then proceeded on land not identified as having significant biodiversity value.

This approach whereby the natural values of the site are identified as a first step has not been followed elsewhere in Canberra. It is an innovative response reflecting the respect held by the project team for the biodiversity and landscape values inherent in the site.

### **Environmental assessment**

In order to ensure that the planning and development of Ginninderry would not have any significant impact on important native plant and animal species, the proposal was subjected to rigorous assessment in accordance with legislative requirements under the Commonwealth Environmental Biodiversity and Conservation Act 2008, the ACT Planning and Development Act 2007. The assessment was approved by the Commonwealth Minister for the Environment with the endorsement of the ACT Conservator of Wildlife and

the NSW Office of Environment and Heritage.

Conditions of the approval require ongoing management and monitoring for the life of the project to ensure that impacts which are currently assessed as being minimal remain at that level and that various specified biodiversity improvements are achieved.

## CASE STUDY

### Little Eagle Research

A small GPS tracker attached by a harness to the back of a male Little Eagle over a year ago is revealing surprising information about one of the ACT's vulnerable birds of prey. A joint research project being undertaken by the ACT Government, University of Canberra, CSIRO and Ginninderry Joint Venture, is providing a fascinating insight to the travel patterns of the Little Eagle. It is the first time this threatened species has been subject to satellite tracking.

After successfully raising a chick in West Belconnen during Spring/early Summer of 2016, the male Little Eagle surprisingly took off to Daly Waters in the Northern Territory – a flight path of over 3,300 kilometres.

This distance was travelled in under three weeks and included flying 500 kilometres in one day, as well as reaching a maximum speed of 55 kilometres per hour.

The little eagle is one quarter the size of a wedge-tailed eagle and

one of the smallest eagles in the world. Over the last 30 years it is thought to have undergone a population decline, and the species is listed as threatened in both NSW and the ACT.

The research project will further study the ecology of the little eagle in the coming year with camera nests and additional trackers. The knowledge gained will guide future management and development decisions.



---

## Eco 2. Respecting and supporting the ecosystem functions of air, soil and water, recognising the importance of living and non-living environmental resources

---

### **Overview**

A holistic approach to environmental management, recognising the interactions between all elements of our ecosystem is essential.

### **Water Sensitive Urban Design Strategy**

Ginninderry's WSUD strategy ensures a holistic approach to the full water cycle. It includes an integrated water cycle management framework that assesses:

- quality and flow management;
- water recycling and potable water savings; and
- balances performance and cost.

The protection of the River Corridor is ensured through:

- meeting or exceeding regional water quality targets;
- mitigating/controlling urban excess flows; and
- avoiding significant changes to stream flows and any associated ecological change.

### ***High Efficiency Sediment Pond***

The successful construction of a High Efficiency Sediment (HES) Basin was an important milestone in 2018. A first of its kind in Australia (and reportedly the largest in the world), Ginninderry's HES basin continuously monitors and treats the pH and turbidity of construction run-off water and is an important environmental control after rain events. See **Econ 2.** for a more detailed case study.



Ginninderry's High Efficiency Sediment Pond

### ***Household Water Requirements***

Through the Ginninderry Housing Development Requirements, residents are required to install rainwater tanks on all blocks greater than 250m<sup>2</sup> with size requirements above those mandated by the ACT Government. Tanks must also be plumbed to the toilets, laundries and external taps.

### Open Space Water Strategies

Several strategies have been put in place to reduce the amount of potable water used throughout Ginninderry. These include:

- Passive street tree watering through the use of holes in verge cement, creating opportunities for passive streetscape watering through the use of swales and infiltration trenches.
- Wetlands and ponds are used to control runoff quantity and quality
- Public open space and road verge irrigation from wetlands and ponds helps to re-use water on site, reduce the effects of urban heat island effect and increase plant health.
- Natural stream enhancements and erosion control through gully systems is used to control runoff and maintain biodiversity values.

### Stratavault Cells

Stratavault cells have been used in several key areas within Stage 1 of Ginninderry. They act as an important soil and water source for street trees, allowing the trees' roots to spread underneath paved areas.

#### CASE STUDY Stratavault Cells

Stratavault cells have been used under carparking bays throughout Stage 1 of Ginninderry to increase soil volumes for trees within the suburb. Stratavault cells are made of 100% recycled plastic, ensuring that new plastics are not generated, producing less greenhouse gas emissions. Stratavault cells are very light and nest into each

other, allowing for them to be compacted for transporting, saving trucking and shipping costs and emissions. The cells proved large spaces of uncompressed soil which allow tree roots to travel between them. This means that there is less likely cracking of concrete as the trees grow and the trees are healthier as they have the room that they need to grow.



(L) Stratavault cells installed under parking bays in the Green Link. (R) Indicative end product

### Relocation of fallen timber and rock

All surplus timber where trees are removed from construction site to be utilised in Fenner School Biota parks or relocated to the conservation reserve for habitat enhancement. This material would otherwise be woodchipped.

Similarly, surplus rock material will be relocated to the parks or conservation corridor.

### ANU Fenner School Remnant Tree Research

Collaboration with ANU Fenner School of Environment and Society has resulted in a longterm research project to investigate management strategies for remnant trees within the urban area to enhance biodiversity values of urban open space. Three treatments are being trialled for urban parks containing remnant trees in stages 1 & 2, with the objective of testing whether greenspace can be managed to:

- mitigate impact of urban development on biodiversity;
- motivate community engagement;
- reduce maintenance cost; and
- increase property values.

Three treatments, approximately 0.15ha each will be replicated 10 times throughout Stages 1 & 2 of Ginninderry. The treatments are:

1. Traditional management (control)
  - a. Mowing
  - b. Tree management as required
2. Mulch and mass-plant
  - a. Mulch and then mass-plant with natives
  - b. Plant in clusters (competition)
  - c. Add logs
3. Ecological restoration
  - a. Remove nutrient-rich topsoil and exotic seed bank (limits exotic plants)
  - b. Sow with native species (meets definition of BGW)
  - c. Limited planting with clusters of trees and shrubs (competition to reduce biomass)
  - d. Add logs
  - e. Formalise boundary



## Topsoil

Civil engineering earthworks result in the stripping of substantial areas of topsoil, which is stockpiled for re-use within the estate. Stockpiles are located carefully to ensure that no double handling is required. This minimises disturbance of the soil and maximises its quality retention.

## Front Landscaping Packages

All Ginninderry front gardens will be landscaped by the project at no additional cost to homeowners. The benefits of providing front landscaping packages to our new residents are:

- Ensures that landscaping occurs as soon as possible in the life of the estate, noting that new homeowners financial capacity to undertake landscaping may be limited in the early years;
- Allows for species selection that meets wider project objectives relating to ecological biodiversity and bushfire management;
- Reduces sediment and erosion control; and
- enables a discussion around edible gardens and habitat for wildlife including bees and other pollinators.

# 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.

<p><b>Edible Garden – Formal</b></p> 	<p><b>Contemporary – Informal</b></p> 	<p><b>Contemporary – Formal</b></p> 	<p><b>Edible Garden – Informal</b></p> 
<p><b>Edible Garden</b></p> 	<p><b>Native – Informal</b></p> 	<p><b>Native – Formal</b></p> 	

To view the concepts in detail, visit [ginninderry.com/sales/buyers-toolkit](http://ginninderry.com/sales/buyers-toolkit) (under the Design and Building tab) 1800 316 900 | [ginninderry.com](http://ginninderry.com)

Disclaimer: The Suburban Land Agency (SLA), Riverview Developments (RD) and Riverview Projects (ACT) Pty Ltd (RP) make no warranty to the accuracy or completeness of information in this brochure and recommends obtaining independent legal, financial and accounting advice before considering purchasing or making an offer to purchase land or a house and land package. The plans, examples and information contained herein are for illustrative purposes only and should not, without further inquiry, be relied upon as to their ultimate accuracy, to the extent permitted by law; the SLA, RD and RP will not be responsible for any loss or damage that may be incurred as a result of your reliance upon this material.

---

### Eco 3. Reducing greenhouse gas emissions through innovative products and place design, material selection and service provision

---

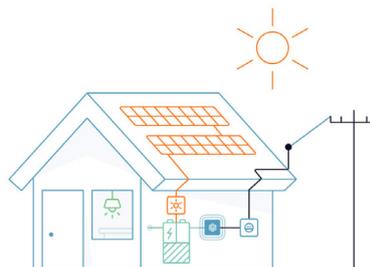
#### Overview

Recognising that, in the ACT, the major contributors to greenhouse gas emissions are household energy and transportation, the project focuses on actions in these two areas.

#### Household Renewable Energy Solutions

The Ginninderry team have spent the last 3 years researching, modelling and proposing home energy packages that are intended to save new residents money and also lower greenhouse gas emissions. These home energy packs are incentivised through the Ginninderry Housing Development Requirements and include:

- PV Panels
- Battery-ready inverters
- Demand management systems
- Higher efficiency appliances
- All-electric homes



A Territory Plan variation was required to remove the requirement for mandatory gas connections to residential blocks. This is a first for the ACT, where energy data from the homes within Neighbourhood 1 will be monitored through an Energy Pilot Project with Evoenergy, the ACT Government and Riverview to evaluate the solutions (see **Eva 1.**).



*ActewAGL Solar representative providing a PV and hybrid inverter demonstration at Sustainable House Day at The Link*

Pre-approved solar providers have also been negotiated to ensure ease of installation. These are discussed further in **Econ 7.**

## **Electric Vehicle Uptake**

Ginninderry will facilitate the uptake of electric vehicles through the provision of public fast charging stations, household EV charging specifications and EV demonstrations. These initiatives are discussed in more detail in **Econ 7**.

## **Active and Public Transport**

Ginninderry has been designed with walkability and cycling as a higher priority than vehicle use. Each neighbourhood unit is designed around a 400m radius – creating walkable street networks and beautiful open spaces. Ginninderry’s commuter cycle path will enable seamless cycling alongside Pro Hart Avenue (Ginninderry’s main boulevard). The dedicated commuter cycling path includes crossings at grade (removing pram ramps) and prioritised signals at intersections

The project’s ‘complete streets’ approach holistically integrates pedestrian, bicycle, public transport and vehicle infrastructure to create the precondition for a sustainable transport system. West Belconnen provides twelve, transit-ready neighbourhoods serviced by two key bus routes.

The majority of residents will be within a five-minute walk of bus stops centrally located at neighbourhood centres, parks, schools and other destinations. By being integrated into a high quality public domain, bus stops are attractive, sociable and will be viewed as a positive experience.

## **CASE STUDY**

### **Electric Bike Fleet**

Ginninderry’s electric bike fleet forms part of the integrated active travel strategy.

Ginninderry has partnered with BYKKO, Australia’s first electric-bike share company, to meet the growing expectations of new residents by providing an innovative and environmentally friendly form of transportation. The electric bikes have a range of 60km on a single charge and can reach speeds of up to 25km/h.



Minister for Housing and Suburban Development Yvette Berry said the addition of e-bike sharing at Ginninderry is another example of how the ACT is leading the nation on sustainability.

“The ACT Government is committed to doing the heavy lifting when it comes to action on climate change to reduce the impact on Canberra families.

“To support the ACT’s target of zero net greenhouse gas emissions by 2045 the government will continue to look for opportunities to make it easier for people to walk or ride where possible and, more broadly, is committed to exploring innovative ideas on how this government can reduce Canberra’s emissions.”



L to R: Tony Adams (distance), Yvette Berry MLA and Jessica Stewart

“E-bikes make cycling accessible to people of all ages and fitness levels and we’re confident that we’ll see residents making full use of the service while reducing their dependency on cars”, Sustainability Manager, Jessica Stewart said.



## Eco 4. Recognising our natural ecological limits and minimising our resource, water and energy consumption

### Overview

Exploring ways that Ginninderry can influence and reduce materials, water and energy consumption has a much larger effect than the project itself.

### Recycling Materials

An important aspect of the construction of Ginninderry is the use of recycled materials. Recycled road subbase is being used as trench backfill, the asphalt millings from the existing Stockdill Drive are being used to maintain a stabilised access and the felled trees have been used for landscaping. One particularly innovative use of materials was the recycling of rock in the bus stop retaining wall along Drake Brockman Drive. This rock was drilled and blasted from a 6m deep stormwater trench. The rock was then sieved and chosen for size and colour and finally placed by stonemasons to match the existing look of other retaining walls along the thoroughfare.



(Left) Rock blasting by Huon Contractors, (Middle) Rock from blast, (Right) Completed retaining wall

### Household Renewable Energy Solutions

By incentivising the uptake of PV systems and higher efficiency appliances within households at Ginninderry, the team aims to reduce energy consumption for all residents (see **Eco 3.** for details). Ginninderry also provides education sessions and materials on ways to use less when designing, building and living in your home will also help new residents and the building industry to design smarter, more efficient homes.



Smart Living Brochure,  
available from The Link or online at  
<https://ginninderry.com/sales/buyers-toolkit/>

**Minimising Water Use**

Ginninderry’s WSUD strategy (see Eco 2.) includes several aspects aimed at reducing water use. These include requirements for rainwater tanks and water efficient fixtures and fittings for homes, reuse of stormwater through irrigation of open spaces, passive street tree watering, and creating wetlands and ponds to store and collect water.

**The Link**

***Energy Savings***

The Link building was opened in April 2017. The Link has a 30kW PV system (110 panels), Reposit demand management system, a 10kWh battery storage unit (installed June 2017), and a Heat Pump Hot Water System Controller (installed November 2017).

Since opening, The Link has produced the following results:

	61,679	kWh of solar power
	\$12,402	of predicted savings (based on standard tariffs)
	40%	saving in electricity bills

The following graph shows the monthly net energy for The Link. If the bar is positive (green) Link has produced more electricity from the PV system than it has from the grid for that month. If the bar is red, The Link has needed more electricity from the grid than it has been able to generate. In 2018, The Link reached a positive net energy.



***Waste Streams***

Riverview Projects has signed up to the ACT Government’s Actsmart Business Recycling Program. The Link has waste streams for paper, mixed-use recyclables, batteries, coffee pods, printer cartridges, soft plastics, container deposits and food waste.

---

## Eco 5. Using existing local infrastructure to deliver efficient renewable services and reusable resources

---

### Overview

When the west Belconnen area was designed in the early 1970's, infrastructure was oversized with the expectation that future urban areas may be created in the vicinity of Ginninderry. Where possible, this infrastructure should be utilised.

### Sewer Vortex Structure

The successful installation of a sewer vortex 45m deep connecting into the Ginninderra sewer tunnel was a significant milestone for the construction team at Ginninderry. The works required extensive planning and liaising with multiple key stakeholders due to the technical and high risk nature of the works. The installation was undertaken over the course of one week with workers and components lowered into the shaft via a dual crane setup. The process involved preparing the base dissipation pool, bolting the vortex to the shaft and coring a lead-in effluent pipe to the vortex head.



(Left) View down the shaft after set out, (Middle) Dual crane setup, (Right) Vortex head installation

### West Belconnen Resource Management Centre

The West Belconnen Resource Management Centre (old Belconnen landfill) is a 107 Ha site that will shortly be decommissioned by ACTNowaste. At that point (anticipated to be in 2019) all contaminated material will be “capped” with two or more metres of clean soil and then site will be safe for use for a range of commercial and community activities. In the absence of the Ginninderry project the site was to have been fenced and managed into the future as a passive, closed, site. Ginninderry provides the opportunity for it to be incorporated as a “brownfield” element in the project. Much of the site (the “capped” areas will become open space. A masterplan is to be prepared for the site and will incorporate a cost-benefit analysis of proposed uses. The potential benefits that will arise include:

- Extensive areas of open space
- Commercial and community facility opportunities
- Employment creation opportunities such as an industrial estate specialising in recycling enterprises
- High impact recreation uses such as equestrian activities, dog walking and mountain bikes, taking pressure for these uses off more sensitive conservation areas

---

## Eco 6. Enhancing local opportunities for food production and production of materials

---

### **Overview**

Providing areas for food production and opportunities to showcase creative industries is fundamental to a thriving community.

### **Community Gardens and Urban Agriculture**

The inclusion of community garden spaces within the suburban layout of Ginninderry is a core requirement of the Green Star Communities rating. Several varieties of community/communal garden space have been allocated within Ginninderry:

- Communal garden spaces – publicly accessible wicking garden beds available at The Link. These are currently being used to showcase native grasses, herbs, medicinal plants, vegetable patch and bush tucker plants.
- Canberra Organic Growers Society (COGS) community garden – a COGS managed community plot-style garden is planned for Neighbourhood 1. This will provide a structured community garden for residents to participate in their own growing practices.
- Front Landscaping Packages – within these there are edible landscape packages which encourages new residents to consider edible plants throughout their own landscapes.

A larger urban agriculture strategy is currently being reviewed to consider larger scale food production from community groups.

### **Encouraging Arts in the Capital Region**

#### ***Design Library***

The inclusion of art is integral to instilling community pride and a sense of place in the new communities. Respect for the environment and for the heritage of the land it embraces is a hallmark of the Ginninderry approach to development and will inform all aspects of the art strategy.

Consultation with the community has been a strong feature of the project since 2011 and analysis of the consultations provides evidence that artistic treatments in the public domain are highly valued. However, to develop continuity across the development site as well as meaningful references to the site, a strategic approach is being considered.

To that end Ginninderry has commissioned and licenced design motifs suitable for integration into the built and natural forms within the project area. We aim to build a range of images that are diverse and may be used in multiple ways and in multiple media across the various “Neighbourhoods” of the Project.

The designs refer to and address a number of key aspects of the place and the project including:

1. Acknowledgement of the Aboriginal and European heritage of the land
2. Social and cultural histories of the communities within and surrounding the project area
3. The ecology and natural heritage
4. The Ginninderry vision and objectives

The designs are adaptable to being integrated into a number of structures and surfaces, and to being fabricated in a range of materials.

---

## Eco 7. Fostering a deep sense of respect for and connection to the land, flora and fauna

---

### Overview

The ongoing management and custodianship of any space will only occur with a sense of respect for the land and its habitats.

### Ginninderry CREATE Program

The Ginninderry CREATE Program provides a great opportunity for residents and the broader community of the ACT and Region to connect through art. At Ginninderry we recognise that arts and culture are at the heart of our community identity. Participation in the arts is central to creating vibrant and connected communities. We also believe in ‘beautility’ which means that we search for ways to bring creativity into all that we do.

Providing artwork that is directly influenced or represents nature has been a key theme for Ginninderry. This is discussed in detail in Soc 5.

### Custodianship of the Conservation Corridor

The Ginninderry Conservation Corridor will be managed by the Ginninderry Conservation Corridor Trust – a not-for-profit community organisation with board members elected from the community. All Ginninderry residents will automatically become members of the Trust. This management structure, and a 1% land sale contribution from all blocks, encourages the residents of Ginninderry to value and become custodians for their surrounding lands. Non-residents are also able to join the Trust for a small fee. The Ginninderry Conservation Corridor and Trust are discussed in more detail in Eco 1.



Julie Armstrong (ACT For Bees) and child celebrating World Bee Day at Strathnairn Arts Centre

# 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

---

### Overview

The land on which Ginninderry is being established has been used for many thousands of years. It is not a place without history.

The concept of cultural significance encompasses all the cultural values and meanings that could potentially be recognised in a place. The cultural and natural values of a place are generally indivisible in the context of Aboriginal cultural heritage. The cultural values and meanings in a place can be both tangible and intangible. Cultural significance is embodied in a place: in its tangible or physical form, in the wider cultural landscape that it is located in, in the ways in which the place is used or interacted with, and in the associations, stories, and meanings of the place to the people and community it holds significance for.

The concept of cultural significance is used in Australian heritage practice and legislation to encompass all of the cultural values and meanings that might be recognised in a place.

### Aboriginal Cultural Heritage

#### *Origins of the name Ginninderry*

In 2017, a process of finding a name for the development began through the People and Place Group (see **Ptnr 3.**) and ACT Place Names Committee. The project also consulted closely with the Australian National University and the Australian Institute of Aboriginal and Torres Strait Islander Studies and the local Indigenous Community and considered their linguistic records. After significant consultation, the name Ginninderry was chosen.

Ginninderry is derived from the Ngunawal word meaning 'sparkling' or 'throwing out little rays of light'. It symbolises the creek that flows through the district and is a fitting acknowledgment of both the Indigenous and European heritage of the area. Its reference to the stunning river corridor that runs through the land has both historical provenance and contemporary relevance. The first written record of the word Ginnin-gininderry was circa 1829 on an Aboriginal king plate bearing the name of John Langdon and inscription 'Mickey King of Gin and Gin and Derry'. King plates (also called breastplates) were a form of regalia used in pre-Federation Australia by white colonial authorities to recognise those they perceived to be local Aboriginal leaders. John Langdon was the holder of land on Ginninderry Creek at that time. The next record of the word Ginninderry was in a letter to the Surveyor-General on 6 June 1829 where [surveyor] Dixon mentioned that Mr Docker traced the 'Ginningderry Creek' from the Murrumbidgee River to its rise. (Gillespie 1992: 8) Along with a number of other records, references to Ginninderry can be found in newspapers as early as 1839. In the late 19th century the district was well thought of for horse breeding, while the Goulburn Herald in May 1898 reported the Ginninderry cricket team had failed to overcome its Gundaroo rivals. Ginninderry has had various recorded iterations over time including Ginnin-gininderry, Gingininderra and the more commonly used Ginninderra. These first known spellings provide evidence that the surveyors made a judgement, pronouncing the 'y' as a short 'i' sound. The compilation of historical records highlights there were long and short versions of Ginninderra with fluctuations between the word ending in 'y', 'a' and 'ing'.

A factsheet on the naming process can be found on the [Ginninderry website](#) including a table showing all derivatives of the words.

### Aboriginal Cultural Values



Typically, when developing on land, there is a standard process of engagement with Aboriginal peoples. Processes differ across Australia depending on the jurisdiction and are often only based on found artefacts or known areas of significance.

Given our commitment to understanding the intrinsic historical and spiritual values of the site, it was important for the Ginninderry JV that engagement with the recognised Aboriginal Knowledge holders was not tokenistic of surface-level deep.

A process was established, managed by Kate Waters, Waters Consulting, to conduct an Aboriginal cultural values assessment to consult and engage with any known knowledge holders and perform historical research. Knowledge holders were identified by the registered Aboriginal stakeholders and historical research was gathered to provide a contextual understanding to allow for the interpretation and assessment of the cultural information.

Registered Aboriginal Parties (RAPs) and Registered Aboriginal Organisations (RAOs) were requested to nominate individuals who they considered held cultural heritage knowledge of the area. Of the ten individuals nominated as knowledge holders, 8 chose to participate in interviews and/or field surveys of the project area.

The eight identified knowledge holders spoken with also provided cultural and historical information on the broader cultural landscape of the region and their family connection to the area. All of the knowledge holders identified the Project Area as being located within a culturally significant landscape with the lower Ginninderra Creek area in particular being regarded as holding a high degree of cultural significance. Several of the knowledge holders had specific site knowledge of the Project Area and through detailed interviews, field surveys and consideration of aerial photography, have identified a total of five places of cultural value within the Project Area, a further three associated places of cultural value that lie in adjacent land holdings, and a network of culturally significant songlines and pathways that connect the Ginninderra Creek area to the wider landscape.

This information, along with previous archaeological heritage assessments by Biosis and Lyn O'Brien (Past Traces) formed a basis of the Cultural Values Assessment.

### ***Ginninderry Aboriginal Advisory Group***

The Ginninderry Aboriginal Advisory Group (GAAG) was established as part of the work above to ensure an ongoing avenue for collaboration between the Ginninderry JV and the knowledge holders.

The GAAG has been established to:

- advise the Ginninderry Conservation Trust;
- provide input to cultural values management in the Ginninderry Conservation Corridor for the life of the Ginninderry Development;
- advise Indigenous stakeholders and the broader Indigenous community on the progress of GAAG activities; and
- respond, when appropriate, to project wide issues raised by the Joint Venture and the wider community.

Group members are the eight cultural Knowledge Holders (or their representatives) as nominated by the Indigenous community stakeholders during the cultural heritage assessment of the Conservation Corridor.

Members include:

Alice Williams	Carl Brown	Matilda House	Richard Allen	Violet Sheridan
Arnold Williams	Maria Williams	Michael Williams	Tyrone Bell	Wally Bell

---

## Soc 2. Designing for social equity, affordability, diversity and interdependence, honouring differences and catering for the needs of individuals through all stages of life

---

### Overview

Given its size and scale, Ginninderry is committed to catering for all cultures, all ages and all lifestyles.

### Catering for Our Multicultural Community

To cater for our diverse, multicultural community, [Ginninderry's website](#) can now be translated into 26 different languages. This was done to enable all who were looking for information on Ginninderry were able to access it, no matter their background.

The decision to incentivise an all-electric home energy package through Neighbourhood 1 of Ginninderry (**Eco 3.**) led to a feeling of concern over how Sub-continent and Asian cooking techniques would fare on induction cooktops (over the more traditional gas cooktops). To showcase how induction cooktops can be used for this type of cooking, Ginninderry worked with a number of chefs and have found that actually induction cooktops provide a greater level of control and safety over gas cooktops. They work well for both rapid, high heat cooking and longer, slow cooking types while providing even, consistent heat. In 2017, Ginninderry ran a couple of induction cooking demonstrations with Hemant Khiani from the Tikka Stand where he discussed how induction cooktops could be used for Indian cooking styles. This year we produced a cooking demonstration with Chef David Wei from Mr Wei's Restaurant in Civic. The video can be found here: <https://www.youtube.com/watch?v=K9ytSh5TM9M>.

The same video was also produced in Mandarin, with help from Cathy Liu, our Sales and Marketing Coordinator. By presenting this video in both Chinese and English language, we hope to make our new residents feel more at home in Ginninderry – no matter their background. We have also been preparing a second cooking demonstration video with Chef Sanjay Kumar from Daana Indian restaurant in Curtin. This will be filmed in 2019.

Ginninderry also supported ANU student Jessie Smith in conducting her Honours Thesis on Multicultural Sustainability at Ginninderry. Jessie undertook a series of interviews with home purchasers to

To fulfill her thesis, Jessie undertook in-depth qualitative interviews with future residents to create a framework that helps explain the drivers and relationships in systems of environmental behaviours and worldviews in cross-cultural contexts. The thesis found that while people from various cultural backgrounds have varied and different relationships to sustainability, Ginninderry's approach was well-suited to the majority of participants. Ginninderry's investment in sustainability, community and cutting-edge research was regarded positively, allowing Ginninderry to be flexible and inclusive for those who will live there. Community cohesion, personal connection to the environment, values, and knowledge were important to the new residents.



Jessica Stewart, Chef David Wei, Cathy Liu and Alaine Chanter on set at the Chinese Cooking Demonstration video shoot at Foodish Cooking School, Belconnen Markets

---

## Soc 3. Maximising health, safety and comfort of the built environment to provide enduring quality of life

---

### **Overview**

The design of suburbs and public spaces can greatly impact the health of its residents. The design of roads, paths, and homes can impact physical activity, traffic accident risk, pollution exposure, access to health resources, mental health and affordability – all contributors to an enduring quality of life.

### **Promoting Healthy, Active Living**

#### ***High Quality Open Spaces***

Providing high quality parks and open spaces, encourages residents and visitors to be outside, to walk and play. Ginninderry has an extensive range of open spaces and high quality parks planned, to promote health and active living.

#### ***Safety in design CPTED***

The suburb of Strathnairn has been designed using Crime Prevention Through Environmental Design (CPTED) principles. These include:

- natural surveillance – this is intended to limit the opportunity for crime by designing spaces and buildings that foster human activity and interaction as well as overlooking of the environment. Several blocks of land have been designed as MU2 sites that allow for a surveillance unit above a garage which would overlook a laneway;
- natural access – this is the “channelling” of the movement of people in the environment either to encourage them into spaces to increase activity and hence increase natural surveillance, or to discourage people from entering areas where it is generally inappropriate for pedestrian movement;
- territorial reinforcement – this requires a sense of place and amenity to be established; if people feel a pride of ownership, then there is greater propensity to take care of the environment and look after those in the community; and
- target hardening – this is where the property owner or occupier seeks to deter criminal activity by making it as difficult as practicable to steal or vandalise property or buildings.

#### ***Health and Wellbeing***

The health of our own staff, and the staff of our contractors is also important.

In September 2019, Yoga sessions were started at The Link for Ginninderry staff and members of the community. These yoga sessions encourage staff to take a break from their work (often sitting behind a desk) and encourages them to stretch and build strength.

Manteena, the building contractor for The Link, has won several awards for its health and wellbeing program. Manteena has been a huge advocate to promoting healthier eating and reducing the consumption of fast food. In 2017, Manteena held a number of bootcamp sessions at The Link for staff of Ginninderry and the West Belconnen community to further encourage a healthier lifestyle.

Mental and Physical Health components are also included in the SPARK programs. Programs include Yoga, physical exercise and strength training and also food preparation and nutrition. These additional services highlight the importance for the participants of a healthy body and mind.

### ***Electric Bike Fleet***

In September 2019, an electric bike fleet was launched at The Link. Electric bikes are a great way to introduce cycling back to a large subset of the community. They help with hilly terrain or a lack of fitness and can also assist in rehabilitation after injury or illness.

### ***Tracks and Trails***

Bike paths have been designed on and off road and cater for work and school commuters, shoppers and recreational riders. People will use bikes for a whole range of trips with destinations including Strathnairn Arts Centre, The Magpies Club, local schools, the future market centre, riverside park and Holt and Kippax shops. The main boulevard contains a 'Copenhagen style' dedicated off-road bike path with prioritised road crossings.

A series of tracks and trails have also been planned for the Conservation Corridor to encourage people into nature. Accessible pathways have also been planned and mapped.

### **Roads for All**

#### ***Road Safety***

The Drake Brockman Drive Residents Group identified several safety concerns for the road. A number of upgrades were then conducted to promote safer drivers on the road:

- Targeting speeders – speed limits were reduced to 60km/h and laneways made narrower to limit speeds.
- Improving access to driveways on the southern side of the road corridor by building slip lane access for high accessed areas such as Pegasus;
- Providing safe pedestrian crossings - seven new pedestrian refuges were introduced along the length of the road, to assist with greater ease in crossing
- Providing safe, easily accessible bus stops – bus stops were relocated and their footpath access improved to provide safer stops. Bus stops were positioned to limit unsafe overtaking of buses while they were stopped.
- Safer turning - new line markings were introduced along the length of the corridor to provide righthand turning lanes into local streets, a formal median introduced to allow residents to safely turn into their driveways.
- Cycle markings – cycle markings on the roadway and signage was erected to notify drivers of cyclists.

#### ***Shared Zones***

Several shared zones have been created within Ginninderry. These shared zones limit car speeds to 20km/hr, encourage children to cycle and play on the streets and provide a much safer environment for residents. These shared zones encourage gatherings and use of the roadways in higher density areas.

### **Building Quality and Climate Resilience**

A house, if built well will last well over 50 years. Building design and quality is therefore critical in ensuring ongoing comfort and longevity. As part of its design as a main multipurpose centre for Strathnairn, The Link was designed as a safe refuge centre. It is a building that is climate responsive, keeping cool in summer and warm in winter. The building can operate as a community gathering space in the event of a fire or emergency.

## ***Urban Heat Island Effect***

The urban heat island effect is a phenomenon where air temperatures within areas of urbanisation (ie suburbs and city centres) are found to be hotter than their more rural surroundings. The urban heat island effect can be caused by a number of different things, but typically occurs because suburbs and city centres have large areas of hard surfaces such as concrete and asphalt – many of which are also dark in colour, causing them to absorb and trap more heat for longer. The Ginninderry JV has begun to tackle its own urban heat island effect in a number of ways including:

- Keeping large shade trees – providing good canopy cover to shade footpaths and roads. See **Eco 2.** for more detail on the Biota Tree Research Project.
- Planting new trees – the first stage of Strathnairn includes the planting of over 1,600 new trees (that doesn't include all of the shrubs and grasses).
- Incorporating water – water helps to cool down areas – particularly grassed areas which can get quite hot. Using stormwater for irrigation allow us not only to save on potable water, but also helps to keep our trees and open spaces healthy. Water bodies, like ponds and wetlands also help to keep air temperatures down.
- Cool materials – Materials hold heat in different ways depending on what they are made of and their colour. The best materials for reducing urban heat island effect are those that either don't hold heat or get rid of their heat quickly. The Ginninderry JV is promoting the use of light-coloured roofs through its display village and Housing Design Requirements.



---

## Soc 4. Instilling awareness and supporting education of sustainability values, technology and lifestyles

---

### **Overview**

Community education and engagement is the cornerstone for encouraging and promoting sustainable living practices – now and into the future.

### **Site Tours, Education, Forums and Presentations**

#### ***School and University Engagement***

2019 has seen a vast increase in the number of site visit and excursion requests from schools. A full list of site visits and excursions is provided in Annexure 6 and 7. Tours, lecturing and mentorship with Universities and Higher Education Facilities are also further discussed in **Ptnr 6**.

#### ***School Teacher Networks***

The Ginninderry JV have worked with a number of school teacher networks over the years to provide conference talks, site tours and presentations to teachers within the Capital Region. These include the Australian Association for Environmental Educators, the Belconnen Science Teachers Network, Geography Teachers Conference,

### **The Link**

The Link Building at Strathnairn was envisaged from its inception as a place for the community. It demonstrates Ginninderry's commitment to sustainability and connectedness – providing an adaptable space, to evolve as the new community of Ginninderry expands. The Link is Ginninderry's first community hub, which since opening in April 2017, provides additional art gallery space, project office, spaces for training, sales, community gatherings and other project initiatives.

The site of The Link is subleased by artsACT to the Joint Venture for a period of ten years, after which the premises is gifted to Strathnairn Arts Association. The Link provides a key education centre for new residents and the broader community to learn about sustainable building design as discussed in the following Case Study.

The Link's design mimics the existing Strathnairn Arts Precinct using a series of notional pavilions arranged around a semi-open gathering space (See Attachment A). This is a direct reference to the artists' studios at Strathnairn and allows the spaces to be more adaptable – areas can be closed off for smaller gatherings or opened for larger events.



## CASE STUDY

### The Link Sustainability Trail

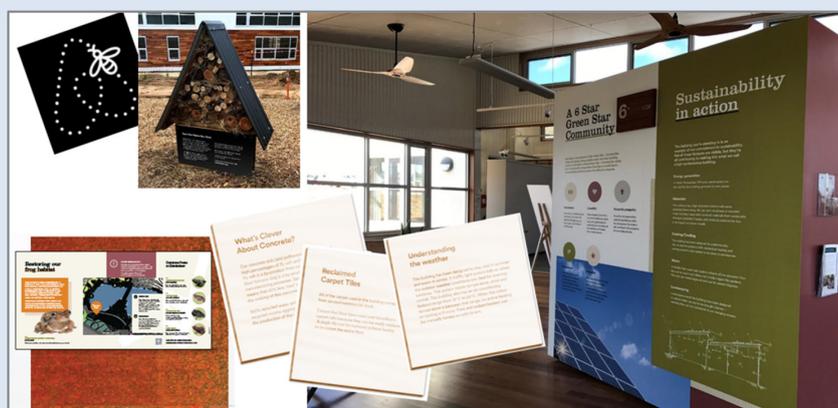


The Link is Ginninderry's first public multi-purpose centre. The Link was designed as a sustainability education facility - highlighting Ginninderry's commitment to showcasing sustainable building design and practices. The Link was completed in April 2017, designed by CCJ Architects and built by Manteena. The Link forms part of the Strathnairn Arts precinct and is an adaptable, multiuse facility - providing additional art gallery space, project office, spaces for training, sales, community gatherings and other project initiatives.

Sustainability, adaptability and longevity have been key to the design and construction of The Link. The centre has been designed to complement the rural character of the surrounding buildings of Strathnairn and the overall vision for the emerging Ginninderry community. It has been designed to be a sustainability education hub for the community,

not only by providing areas for workshops and training, but also through the systems and materials used within the construction.

The Link includes double glazing, 110 solar panels (30kW system), 10kWh battery storage unit, and Reposit demand management system. The Link was designed to incorporate materials that have been reclaimed or recycled including recycled bricks, timber, notice boards made from plastic bottles and decking made from recycled plastic and timber waste. Large water tanks collect rainwater from the roof for our toilets and to help irrigate the drought tolerant gardens. Educational information about the materials and systems used within the building, the landscape of the centre and plantings are provided throughout the building, allowing the general public to conduct self-guided walks around the sustainability features.



A selection of the sustainability features of The Link  
Air Bee 'n' bee (top left), Frog Restoration Dam (bottom left) and sustainability signage (right)

## **Sustainable Procurement Choices**

When selecting participants for exhibitions and events Ginninderry looks for those who align with and reinforce our sustainability message. For example:

### ***PuppetOodle***

Marianne Mettes performed at Summerfest and Springfest. She will also be having an exhibition and running workshops at the Link on how to make puppets out of recycled materials. These projects aim to inform and inspire young people and their families and audiences to consider their impact on the planet and have respect for the community of species that we live among, learn about local endangered species and plants and how we can help them.

### ***Every Thread Counts***

Barbara Wheeler exhibited a selection of her clothing line at the Link exhibition space. The garments she produces are ethically sourced silk, wool, linen and GOTS certified organic cotton, botanical dyes and prints. Accessories are upcycled from reclaimed fabrics. Barbara ran a series of workshops for Crafternoons @ the Link called Thrift Craft and included introduction to natural dyeing, crafting with natural dyes and textile illustrations.

### ***Slow Clothing***

Jane Milburn ran a workshop on clothing revival and repair, exploring fresh ways of dressing by upcycling existing nature fibre garments.

### ***Tanemaki***

Tanemaki provided food for our Springfest event – they specialise in locally sourced ingredients for their Japanese inspired vegan dishes.

### ***ACT Frogwatch***

ACT Frogwatch a program of the Ginninderry Catchment Group conducted activities at Springfest to teach children about the life cycle and importance of frogs.

### ***ACT for Bees***

The native bee hotel at The Link was gifted to Ginninderry by Act for Bees. The *Air Bee 'n' Bee* is used at events to showcase the importance of bees within our ecosystem. A stall and activities were also provided at Springfest.

### ***Greening Australia***

A hands-on gardening activity was provided at Springfest which showed children how to pot seedlings. Children were then able to take their seedlings home, continuing the learning opportunities about growing native plants.

### ***Internal Operations***

While all the above programs and partnerships are admirable, it would be easy to forget about the sustainability of our internal operations and their impacts. Composting, soft plastics recycling, bottle collections and battery recycling are some of the waste streams provided to reduce the amount of waste going to landfill from our operations. Riverview Projects is also registered under the ACTSmart Business Recycling program and is audited on its waste each year. Staff training is provided through ACTSmart with a quiz required by all new staff. Riverview Projects is also trialling Who Gives a Crap tissues – a percentage of profits is dedicated to building toilets in countries without them.

---

## Soc 5. Using creative and robust design solutions to create a continuing sense of place and beauty that inspires, affirms and ennobles

---

### **Overview**

The inclusion of art is integral to instilling community pride and a sense of place. Ginninderry prides itself on being a place where creativity and artistic expression can be fostered and showcased.

### **Ginninderry CREATE Program**

The Ginninderry CREATE Program provides a great opportunity for residents and the broader community of the ACT and Region to connect through art. At Ginninderry we recognise that arts and culture are at the heart of our community identity. Participation in the arts is central to creating vibrant and connected communities. We also believe in ‘beautility’ which means that we search for ways to bring creativity into all that we do.

The CREATE Program is about providing opportunities for the community to express their values, passions and beliefs, to learn together and discover friendships through Ginninderry. The CREATE program is discussed in further detail in Annexure 5.

### ***Ginninderry Design Library***

An expression of interest process was conducted in 2018 to seek artists to submit designs to form a Ginninderry Design Library.

Artists were invited to submit artworks that addressed key factors including (but not limited to)

- Acknowledgement of the Aboriginal and European heritage of the land
- The social and cultural histories of the communities within and surrounding the project area;
- the ecology and natural heritage of the project area
- the vision and objectives of the Ginninderry project

Designs were selected by the Ginninderry Public Art Reference Group from three artists: GW Bot, Claire Primrose and Geoff Farquhar-Still.

The artworks are intended to be integrated within the urban fabric of Ginninderry. This could include use on seating, balustrades, bollards, flags, playground equipment or any other element that forms part of the infrastructure of the development. Artworks are licenced to Riverview Projects, and the artists are able to approve the use of their artwork prior to it being used within the development. This allows for stronger engagement and ownership of Ginninderry and its artists.

### ***Art at The Link***

Alongside the everchanging art exhibitions at The Link (a full list of exhibitors is provided in Annexure 5), several artwork now form part of the building and its surrounding landscapes. The use of art at The Link has highlighted the ongoing relationship between the project and Strathnairn Arts Centre and highlights the incredible artistic talent that we have in our region. Artworks include:

- Jo Hollier – Ginninderry’s metal sliding doors include a unique native woodland forest scene. These doors are not only symbolic and visually appealing, but also functional with a series of perforations allowing natural light to pass through the building.
- Carolyn Fitzpatrick – ‘Meditating on the bigger picture’, 2012 is a large triptych that features on the wall of The Link building. The triptych was originally in the West Belconnen project office at Kippax and made the big move with the team in 2017.
- Michael Sainsbury – several pieces of furniture have been made by the Strathnairn Arts caretaker

and artist. These include the long slat benches in the children's courtyard and frame for the Ginninderra Falls model.

- Al Phemister – Al's dandelion series is a beautiful set of sculptures that live in the garden beds outside of The Link.
- Standing poles – the standing poles in the courtyard of The Link were painted as part of the Who and I and Who Is My Mob mentoring program with Aboriginal and Torres Strait students from Kingsford Smith School in collaboration with Peter Finnegan, James Smalls, Brett Carpenter and facilitators from the Messenger Program at Tuggeranong Arts Centre. The program is discussed in detail in **Ptnr 1**.
- Mosaics – Two mosaic programs have been produced with Belconnen Community Services Bungee Program. The mosaic tiles were made by students from Belconnen High School and St Thomas Aquinas School. These are discussed in more detail in **Ptnr 1**.
- Ignite Mural – This collaborative mural was led by local artist Tess Horwitz in partnership with IGNITE Alternative Arts Academy at the Belconnen Arts Centre. The program is discussed in more detail in **Ptnr 1**.
- Cushions and children's toys – Facilitated by the West Belconnen Child and Family Centre the Yurwang Bullarn (Strong Women) Aboriginal Women's Art Group – made a series of cushions dyed with plants from around Strathnairn. One of the women from the group was also commissioned to make a woven basket and set of children's toys including the pink-tailed worm lizard, golden sun moth, turtle and platypus.



IGNITE Mural under development at the Belconnen Arts Centre.

Photo credit: <https://www.belconnenartscentre.com.au/exhibitions/ignite-makers-mural/>

---

## Soc 6. Designing neighbourhoods that support and encourage community interactions through imaginative, functional and enjoyable public spaces

---

### **Overview**

Co-designing spaces with community input leads to better engagement, ownership and community pride of place.

### **Master planning**

Ginninderry is a master planned community with a focus on integrated open spaces that foster health and active living. Creating spaces that the community *wants* to be in enables greater interaction.



Artist impression of Ginninderry's first Neighbourhood Park

### **Co-design with Community**

Over the past decade, the Ginninderry team have fostered community engagement and co-design through an extensive suite of consultation processes, open forums, drop-in centres and community presentations. An innovative café-based engagement was even conducted in the Yass Valley over a 12 month period to meet local residents and allow for public comment and input. One of the first community engagements conducted was a Planning and Design Forum in 2013. This three-day event included a vast array of government agencies, community groups, experts and consultants to generate a first master plan of Ginninderry. The People and Place Group has been established to allow for continued community input into the planning phase of the project. See **Ptnr 3.** for more details.

### **Play Activation Network**

The Play Activation Network (PAN) ACT has been involved in providing design suggestions and peer review of our play spaces within Ginninderry. PAN ACT has been engaged to conduct research on Ginninderry's first play space – the cubbyhouse at The Link to. See **Ptnr 3.** for more details.

### **The Link**

The Link at Ginninderry is a multi-purpose community and information facility adjacent to the Strathnairn Arts Association. The Link was the first building constructed at Ginninderry and is a tribute to the Ginninderry JV's commitment to encouraging community-building even before residents move into the area. See **Ptnr 4.** for more details.

# Economic Principles

## Econ 1. Delivering a financial return to the ACT Government recognising their sovereign interest in the land

### Overview

Econ 2. Financial sustainability is a key consideration of Ginninderry. Given its long timeframe, and joint venture nature, it is necessary that systems are in place to assess the commercial viability of the Project over time.

### Financial Reporting

Financial statements for the Ginninderry JV are prepared annually and reported publicly in the [Suburban Land Agency Annual Report](#). The financial statements are independently audited by the ACT Audit Office and include the statement of comprehensive income, statement of financial position, statement of cash flows, statement of changes in equity, and accompanying notes.

During the year the JV Board are kept abreast of the financial position of the JV through regular reporting of the management accounts. Additionally, the JV maintains a budget that is routinely reviewed, and variances reported to the JV Board. The budget also provides insights into the Project's key metrics which the JV Board uses to assess the financial and commercial viability of the Project.



Land Sales event at The Link

---

## Econ 2. Recognising the opportunities provided by the project's scale and low capital base to achieve high-level sustainability outcomes while delivering profitability to joint venture partners

---

### **Overview**

Doing something new – whether it be world leading, innovative, or just different, takes time and effort. Without drive and commitment, it would be easier to just roll out a standard, business-as-usual suburb. Ginninderry's vision, and its commitment to implementing sustainability pilots and trials is testament to this principle. Ginninderry's triple bottom line approach ensures that decisions relating to sustainability are considered with economic principles in place.

### **Staff Resources**

The Ginninderry project team includes several staff who wouldn't traditionally be employed on a development project of this nature. Their employment on this project is triggered by this principle. This includes:

Jessica Stewart – as sustainability manager, provides the strategies and delivery of all Ginninderry's sustainability projects. Jessica also conducts many of the site tours and educational visits to Ginninderry.

Susan Davis – as community and cultural planning manager, Susan's role is an Australian first. Susan is responsible for community stakeholder management, integrating programs such as public artworks, the CREATE program (see Annexure 5) and community events.

Tulitha King – as community development manager, Tuli's job spans both the existing communities around and within Ginninderry as well as establishing a strong community bond for new residents.

Emma Skrabei – As manager for the SPARK Training and Employment program, Emma is responsible for the establishment and coordination of all SPARK programs. Emma's role is again quite unique, where funds, grants and procurement wording is specifically included to ensure that local residents can be trained, up-skilled and employed through programs delivered by the project.

Ashleigh Johnston – as SPARK administrator, Ashleigh is responsible for the day to day running of SPARK programs.

### **Inclusions in Open Space and Suburb Delivery**

Ginninderry includes several initiatives that would not have been possible without a low capital base and commitment to sustainable practices.

### ***Water Sensitive Urban Design Solutions***

Several leading water sensitive urban design (WSUD) features have been included at Ginninderry (full WSUD system discussed in **Eco 2.**). These require greater upfront costs to implement and have significant environmental impact over time. These include:

- Stratavault cells – increasing water delivery to street trees and promoting root growth under carpark zones. A Case Study is included in **Eco 2.**
- Stormwater Irrigation – the re-use of stormwater for irrigation of public open spaces is a key component of Ginninderry's WSUD system. By reusing stormwater generated from run-off of streets, potable water can be saved.
- High Efficiency Sediment Pond – Ginninderry has used a unique high efficiency sediment pond to treat and monitor water during the construction phase. A Case Study is included below.

## CASE STUDY

### High Efficiency Sediment Pond

A High Efficiency Sediment (HES) basin is a type of pond used during the construction phase to store and treat water before it runs into natural waterways. HES basins are different to the more traditional (type D) batch sediment basins in that water entering the basin is automatically treated as it enters the basin. Type D basins require manual dosing which is only done at particular times/ intervals. A HES basin allows for larger volumes of water to be treated effectively. The HES basin built at Ginninderry is approximately 2,300m<sup>2</sup> and can treat up to 127ML of water over a year.

Monitoring of water quality occurs in real time and measures the pH and turbidity of the water. By monitoring in real time, changes to dosing regimes can be made much more quickly. The data gathered through the WES Basin is used by the University of Canberra as part of a long-term research project analysing water quality for Ginninderry.



Ginninderry's High Efficiency Sediment Pond in construction (L) and operation (R)

### Long Term Research

The low capital base of Ginninderry has also allowed for the provision of funds to long term research projects. Long term research is fundamental to delivering best practice thinking over time. If systems and trials are not monitored and reviewed through research, then the learnings from these projects can never be fully realised. Research is managed by the Ginninderry Research Steering Committee which is further discussed in **Ptnr 6**.

### Flexi-living Homes Series

Ginninderry's flexi-living series are a unique housing type designed to address the shortage of separately titled homes at a price point achievable for first home buyers. The flexi-living homes are architecturally designed, 2-3 bedroom homes on compact blocks. Flexi-living homes have no body corporate fees (separately titled), require an owner to earn under \$120,000 gross income and must live in the property (and not sell) for three years. Current flexi-living homes are available from \$398,000 including all landscaping, fencing and sustainability features (including double glazing and solar energy systems). The flexi-living homes allow residents to enjoy all the freedom and flexibility of owning a separately titled home with the convenience and low-maintenance lifestyle of an apartment (without body corporate fees!).

---

## Econ 3. Building on existing local infrastructure

---

### **Overview**

Using existing local infrastructure enables reduced upfront costs for the project. Infrastructure includes both civil infrastructure and social infrastructure. Where possible, existing infrastructure should be utilised not only to provide a cost benefit but to ensure duplication also a material reduction.

### **Civil Infrastructure Reductions**

Utilisation of existing civil infrastructure reduces upfront cost by reducing the need for new services to be built. An example of this is the use of the existing Ginninderra sewer tunnel. A unique sewer vortex structure was installed to allow the existing sewer tunnel to be used by homes within Ginninderry. This structure is described in detail in **Eco 5**.

### **Social Infrastructure Collaboration**

By connecting and linking in with existing social services, the Ginninderry team has built strong relationships with many of the community, training and employment providers throughout not only Canberra, but the broader Capital Region. These connections have enabled a faster establishment of services for the Ginninderry community and have provided greater collaboration and connectiveness between Ginninderry and the broader West Belconnen region.

Many of these providers, and their continuing involvement are discussed elsewhere within this report (**Ptnr 1**. and **Econ 7**.)

### ***Community Services Providers***

The Ginninderry Team has made strong connections with Belconnen Community Services. The support for and linkages established with Belconnen Community Services has meant that

### ***Training and Employment Providers***

The SPARK Training and Employment Program has been designed to leverage off already existing employment agencies and providers. This has created strong working relationships between many different agencies. As each program can include several different partners, these have been listed in detail in **Annexure 3**.

Partnerships in SPARK have include many job seeker agencies, registered training organisations, job/work experience placement providers as well as an array of supporting businesses providing counselling, physical education, yoga etc. By supporting and linking with these existing service providers and local businesses, SPARK has become a locally supported, exemplar business model.



Participants and facilitators of the 2018 Belconnen Community Service Early Childhood Education and Care Program – a partnership between of Belconnen Community Service, Canberra Institute of Technology and Ginninderry.

## Econ 4. Ensuring long-term economic viability through design excellence and community building

### Overview

The long-term success of Ginninderry will only be realised if it continues to be an exemplar project that lives up to its Project Vision

### Continuing Land Sales

Land sales and valuations have continued to grow through Ginninderry's first staged releases, despite a softening property market in Australia. This highlights that investors see continued trust and reliability in the Ginninderry products.

### Co-design with Community

Another way to instil ongoing design excellence and community building is through co-design. This has been discussed in **Ptnr 3.** and **Soc 6.** in more detail. Allowing the community to be included during the design phase is not only good practise but also leads to positive interest in purchasing and supports economic viability.

### Ginninderry Housing Development Requirements

Design Requirements for homes within Ginninderry enable the Ginninderry JV to set a high standard for built form within the development. The Ginninderry Housing Development Requirements establish the expectations set out in the Project Vision and Green Star Communities rating.

The appearance of the homes in Ginninderry, and how they relate to one another in the streetscape, will help define the character of the new community. These requirements help ensure that each street, each neighbourhood and Ginninderry as a whole is developed in an integrated manner, with quality and sustainable outcomes in design and construction.



Ginninderry's Housing Development Requirements can be found on the [Ginninderry website](https://www.ginninderry.com.au)

---

## Econ 5. Minimising obsolescence through design of enduring component life cycle, allowing for disassembly and change

---

### Overview

Reducing double handling and abortive works ensures materials, time and costs are not wasted.

### Duplication of the boulevard road

The design of Ginninderry's main boulevard (Pro Hart Avenue) has allowed for a first stage of works to be completed - being a two-way, single lane in each direction, street. Over time, as Ginninderry continues to grow, it is likely that a duplication of the main boulevard is needed. Underground civil infrastructure, street trees and utilities were located on the ultimate alignment of the boulevard to ensure that no works were abortive and to reduce the amount of construction interference required to complete the duplication works.

### Topsoil

Civil engineering earthworks result in the stripping of substantial areas of topsoil, which is stockpiled for re-use within the estate. Stockpiles are located carefully to ensure that no double handling is required. This minimises disturbance of the soil and maximises its quality retention.

### The Link

The Link at Ginninderry is a multi-purpose community and information facility adjacent to the Strathnairn Arts Association. The Link was designed to be adaptable over time – allowing for its functions to adapt as Ginninderry expanded. See **Ptnr 4.** for more details.

### Reuse of Materials

An important aspect of the construction of Ginninderry is the use of recycled materials. Recycled road subbase is being used as trench backfill, the asphalt millings from the existing Stockdill Drive are being used to maintain a stabilised access and the felled trees have been used for landscaping. One particularly innovative use of materials was the recycling of rock in the bus stop retaining wall along Drake Brockman Drive. This rock was drilled and blasted from a 6m deep stormwater trench. The rock was then sieved and chosen for size and colour and finally placed by stonemasons to match the existing look of other retaining walls along the thoroughfare. This is further discussed in **Eco 4.**

---

## Econ 6. Integrating with the Belconnen commercial, retail and employment networks

---

### **Overview**

Ginninderry is an extension of the West Belconnen community and as such should be integrated within the existing commercial, retail and employment networks.

### **Commercial and Retail Development**

Ultimately, a commercial and retail centre will be needed at Ginninderry. The staging of this work is highly dependent on current work being undertaken by the ACT Government to review the Kippax Town Centre master plan. As such, a number of reports have been commissioned by the Ginninderry JV which analyse the economic viability of the Ginninderry Market Centre. This work will ensure that any commercial precinct at Ginninderry will not negatively impact works to upgrade Kippax or vice versa.

### **Engagement with existing networks**

The project team for Ginninderry have close connections with existing networks within Belconnen. SPARK, in particular has been designed to leverage off already existing employment agencies and providers to provide a cohort of willing participants to undertake training. SPARK also works with local employers to address skills shortages and staff recruitment. Examples of these partnerships include the Women in Civil Construction program which was developed in partnership with the Civil Contractors Federation and the Master Builders Association ACT to address the gender balance in the sector. Another local example is the SPARK Childcare Programs which has trained educators specifically to local childcare centres including Belconnen Community Services centres, YMCA, Flynn Early Childhood Education Centre and Coinda Cottage. SPARK partnerships are further discussed in **Ptnr 1.**, **Econ 3.** and **Annexure 3.**

### **Using Local Business**

The use of local businesses around the Belconnen area is of high importance, not only to boost local industry but to also reduce transport emissions from project operations.

Lucky Shot Espresso Bar is one of Ginninderry's preferred catering businesses. Located around the corner at Kippax Town Centre, Lucky Shot provides catering for Board meetings, community events and forums. Since opening, Lucky Shot have been able to extend their early opening hours to cater for the growing number of builders and tradies within the area.

Belconnen Rotary Club has also been used to run sausage sizzles for SPARK program graduations.

A partnership with Magpies Golf Club has also been established for new residents, providing food and golf game vouchers for new residents. This encourages and promotes local businesses – a win win for all.

### **Promoting Local Entrepreneurs**

#### ***Ginninderry Design Library***

The Ginninderry Design Library is a suite of artworks from artists in the Capital Region which have been purchased by the Ginninderry JV for use within the suburb. Designs were selected by the Ginninderry Public Art Reference Group by three artists: GW Bot, Claire Primrose and Geoff Farquhar-Still. The design library is discussed in more detail in **Soc 5.**

#### ***Ginninderry Display Village Arts Catalogue***

Display Village builders have been able to select from over 100 works by local artists for use within their display homes at Ginninderry. The artworks will be on consignment, allowing visitors the opportunity to purchase the art pieces.

## Econ 7. Growing a formal and informal green economy that fosters local jobs and builds regional learning around green innovation and technology

### Overview

The Capital Region has a vast array of innovative industries centred on sustainability. The size and scale of Ginninderry means that these industries could see a real benefit from the introduction of sustainable features within the project.

### Renewable Energy

#### Solar Home Energy Suppliers

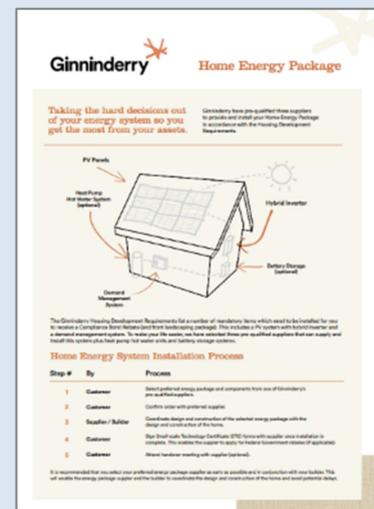
Through the Ginninderry Housing Development Requirements, all homes within Ginninderry will be required to have solar panels, demand management systems, hybrid (or battery-ready) inverters (see **Eco 3**). As a first in Canberra, these inclusions have meant that the solar industry in the ACT and surrounds has been able to increase their system installs and mark on the Australian market. A series of preferred home energy suppliers has been selected to provide easy information and indicative costings to the new residents of Ginninderry. This initiative is further described in the case study below.

## CASE STUDY

### Home Energy Package Pre-approved Suppliers

Ginninderry encourages the uptake of renewable energy systems throughout the development. Ginninderry's Housing Design Requirements mandate that all homes must have a solar PV system (with demand management capability and battery ready inverters). To ensure that all builders understand these requirements, and to provide a more streamlined inclusion of the systems, three pre-approved suppliers were selected.

Approved suppliers were required to have a Canberra office, helping to foster the local renewable energy industry. Jessica Stewart, Sustainability Manager also works with the builders to enhance their knowledge of the home energy packages required for Ginninderry. The pre-approved suppliers will also be required to provide work-experience or job placements through the SPARK program once house construction is underway.



Benn Masters. SolarHub and Jessica Stewart

## **Conservation and Land Management**

### ***Mulloon Institute***

The Mulloon Institute is a research, education and advocacy organisation based just outside of Bungendore. The Mulloon Institute has been working with the Ginninderry JV since 2018 to share its regenerative practises of water, soil and vegetation management. The Mullion Institute focuses on understanding the original water and soil systems and uses this knowledge to create landscapes that are more resilient to drought, floods and bushfires.

### ***Ginninderry Conservation Corridor Management Trust***

The Ginninderry Conservation Corridor management structure provides for the employment of several staff including rangers, guides, service and maintenance personnel. Several SPARK Training and Employment Programs have been delivered with these future jobs in mind. These include courses in Horticulture, Conservation and Land Management to up-skill members of the local community.

### ***The Mower Shed and SPARK***

The Ginninderry Housing Development Requirements provide front landscaping packages for all new residents. As such, landscape and horticulture skills will be required into the future to deliver this outcome. Several SPARK Training and Employment programs have been delivered with these jobs in mind. The Mower Shed, a social enterprise of Uniting Care Kippax (see **Ptnr 1.**) provides on the job training for SPARK participants to gain the necessary skills required for future landscaping works. Using The Mower Shed as the landscaping contractor for The Link and promoting the services of The Mower Shed through new resident information will help to grow demand in this area.

## **Electric Vehicle Uptake**

### ***Electric Vehicle Videos and Demonstrations***

In 2018, the Ginninderry team were fortunate enough to experience the BMW i3 electric car. The team had the car for 14 days, allowing staff to test drive and take home the car for a night. This experience provided a unique insight into what it was like to own an electric vehicle. A video series called "[Driving Inspiration](#)" was produced with celebrity Kristen Henry in partnership with Rolf Classic BMW. The series provided education into the sustainable features of the BMW and stepped through how to charge an electric vehicle.

Ginninderry has also held two Electric Vehicle Demonstrations in conjunction with Sustainable House Day and the Australian Electric Vehicle Association.

### ***Future Proofing Homes and Suburbs***

The Ginninderry Joint Venture has mandated electric vehicle charging capability for all of the homes within its Display Village. This initiative aims to showcase the ease of futureproofing for electric vehicles within home design. Installing EV charging capability at the time each house is built saves our residents' time and money retrofitting charging points into their garages in the future. An Electric Vehicle Charging for Homes Builders Specification is currently out for discussion, to provide an industry accepted standard specification for household EV charging capability.

A fast charging station was also installed at The Link in partnership with ActewAGL in August 2018. This is the first of several rapid charging stations proposed for Ginninderry – providing additional charging options for residents and visitors of the area.

### ***Electric Vehicle Conversions - The Queen***

The Ginninderry project team conduct many site tours over the 1,600 hectares of land that we manage. In 2017, the search began for a site tour vehicle able to handle the rough terrain. A suggestion was made to investigate ex-military troop carriers. Not only did the team investigate the purchase of a troop carrier, but



also explored whether such a vehicle could be converted to electric. In January of 2017, Tony Adams and Jessica Stewart, along with Mark Hemmingsen, Director of Electric Vehicles Canberra, travelled to Piggabeen in QLD and test drove “The Queen” – an ex-military Land Rover Bushranger 6x6. The vehicle was purchased, and a team of electric vehicle specialists was put together to conduct the conversion – a world first on a 6x6 heavy vehicle. This collaborative approach, using local EV specialists aimed to boost the knowledge sharing throughout the Canberra Region. The conversion process has gained interest in EV circles around the world with Land Rover Monthly even conducting an interview. The process for converting The Queen was slow and challenging but The Queen was finally registered in September 2019. We believe The Queen is the first electric vehicle registered with National Heavy Vehicle number plates.

## CASE STUDY

### The Queen – Ginninderry’s electric converted site tour vehicle

The Queen was built for the Australian Army in 1998 for Project Parakeet. Project Parakeet involved the fit-out of several Land Rovers for use as mobile satellite communications vehicles. The vehicles were intended for use by remotely deployed units to provide a comprehensive, secure and highly mobile, tactical satellite & trunk communications infrastructure.

The Queen was discharged from service and sold in November 2015.

The Queen then began her life in earnest (receiving her name) as a touring vehicle in QLD for Mount Warning Tours in 2016. She began as The Ice Queen but she lost her cool (so to speak) sometime in the middle of her touring days, becoming The Queen.

The Queen was sold in 2017 to Les Shaw, an ex-military vehicle enthusiast in Piggabeen (on the border of QLD and NSW). The Ginninderry team went to visit The Queen in Piggabeen in July 2017 and purchased the vehicle in December 2017.

The Queen arrived in Murrumbateman in January 2018 and began its conversion to an electric vehicle. It had its engine removed and new electric motor installed.

Batteries, an onboard charger and charging socket were installed. Now The Queen is now ready to serve as a site tour vehicle for Ginninderry.

Conversion team:

- Mark Hemmingsen (Electric Vehicles Canberra)
- Damien Butcher (Driftech)

With support from Dan Clements and Tom Creek (Clements x Creek).



During military service

Photo credit: <https://andrew.london/parakeet/>



The Queen as a tour vehicle in QLD

Photo credit: <https://andrew.london/parakeet/>



The Queen during her conversion



The Queen – fully converted



# Annexures

---

# Annexure 1 - Ginninderry Joint Venture

## Management Arrangements

The names of the partners who formed the Joint Venture are:

- Australian Capital Territory (60%)
- Riverview Developments (ACT) Pty Ltd (40%)

Riverview Projects (ACT) Pty Ltd is the project manager for the Ginninderry Joint Venture. Riverview Sales and Marketing Pty Ltd is the sales agent for the Ginninderry Joint Venture.

## Joint Venture Board

The Ginninderry Joint Venture is governed by a five-member board consisting of:

- Two representatives from the Territory
- Two representatives of Riverview Developments (ACT) Pty Ltd
- Independent Chair (appointed by the Territory)

The current members of the Joint Venture Board:



Mike Scott  
Independent  
Chairperson



Angus Dawson  
Territory  
Representative  
(appointed 1 July  
2017)



Thomas Gordon  
Territory  
Representative



David Maxwell  
Riverview  
Developments  
(ACT) Pty Ltd  
Representative



Thomas Corkhill  
Riverview  
Developments  
(ACT) Pty Limited  
Representative



## The Ginninderry Team

### Current Staff (at 30 September 2019)



**Adam Klau**  
Finance Director



**Alexia Mudruk**  
Office Manager/ Accountant



**Ashleigh Johnston**  
SPARK Administrator



**Cathy Liu**  
Sales and Marketing  
Coordinator



**David Maxwell**  
Managing Director



**David Roberts**  
Resource Recovery Manager



**Emma Skrabei**  
Training and Employment  
Manager



**Imogen Featherstone**  
Planning Manager



**Imran Khan**  
Project Manager



**Jason Cummings**  
Conservation Manager



**Jessica Stewart**  
Sustainability Manager



**Johnathan Drury**  
Design Manager



**Matthew Frawley**  
Landscape Manager



**Marcus Dodds**  
Content Marketing  
Administrator



**Niva Pryor**  
Marketing and  
Communications Manager



**Peter Bartholomew**  
Office Assistant



**Ross Hinckman**  
Sales Consultant



**Steve Harding**  
Project Director



**Susan Davis**  
Community and Cultural  
Planning Manager



**Tony Carey**  
Strategic Advisor



**Tony Adams**  
Strategic Advisor



**Tulitha King**  
Community Development  
Manager



**Zoe Carter**  
Accounts Assistant

### Former Staff



**Hoa Luu**  
Design Manager



**Anthony Johnston**  
Finance Manager



**Kathryn Rodwell**  
Office Assistant



**Sophie Bhandari**  
Executive Assistant

## Diversity Profile

Representation	Headcount	Percentage	
	10	43%	Staff are female
	0	0%	Female in senior management or Board positions
	3	13%	Staff are 65 years or over
	0	0%	Staff identify as an Indigenous Australian
	1	4%	Staff identify as having a disability
	4	17%	Staff are from a non-English speaking background

\*based on current staff as at 30 September 2019



The Women of Ginninderry from MBA Canberra Builder Magazine 2018 (Page 43)  
<https://www.mba.org.au/storage/mba-canberra-builder-web-2-2018.pdf>

# Annexure 2 - Awards and Achievements



## Master Builders Association ACT

2019

Civil – Hydraulic Award

Winner

Huon Contractors, Calibre Group and Riverview Projects



## Civil Contracts Federation - Earth Awards

2019

Project Value under \$2 Million Employment

Winner

Huon Contractors, Calibre Group and Riverview Projects



## ACT Woman's Awards

2019

Woman of the Year

Winner

Emma Skrabei



## ACT Chief Minister's Inclusion Awards

2018

Inclusion in Private Sector Employment

Winner

Ginninderry Team, Riverview Projects



## National Association of Women in Construction

### ACT Chapter Awards for Excellence

2018

Mentor of the Year

Winner

Emma Skrabei



## ACT Government - ACT Training Awards

2018

ACT Industry Collaboration Award

Winner

SPARK Strathnairn Construction Program



## Westfield Local Hero Awards

2018

Westfield Local Heroes - Belconnen Award

Winner

Emma Skrabei



**Australian  
Institute of  
Architects**

#### **Australian Capital Territory Architecture Awards**

2018  
Sustainable Architecture Award  
Commendation  
[The Link](#)

---



#### **Actsmart Business Sustainability Awards**

2018  
Innovation Excellence Award  
Winner  
[The Link](#)

---



**MASTER BUILDERS**  
AUSTRALIAN CAPITAL TERRITORY

#### **Master Builders Association ACT Building Excellence Awards**

2018  
Award for the Commercial Buildings under \$5million Category  
Special Judges Commendation  
[The Link](#)

---



#### **TAFE NSW Excellence Awards**

2018  
Regional Achievement Award  
Winner  
Industry/Community Partner of the Year

---



#### **Property Council of Australia Innovation and Excellence Awards**

2018  
du Chateau Chun Award for Future Leader of the Year  
Finalist  
Jessica Stewart

---



#### **ACT Government - ACT Training Awards**

2017  
ACT Industry Collaboration Award  
Winner  
Belconnen Community Services Childcare Pre-employment Program

---



#### **ACT Regional Building and Construction Industry Training Council (CITC)**

##### **Graduating Apprentice and Industry Encouragement Awards**

2017  
Encouragement Award - Bricklaying  
Winner  
Brandon Duncan - SPARK Graduate of West Belconnen Construction Program



**ACT Government - Young Canberra Citizen of the Year Awards**

2017

Group Achievement Award

Winner

SPARK – the Ginninderry Joint Venture Training and Employment Initiative



**Planning Institute of Australia - National Awards for Planning Excellence**

2017

Public Engagement and Community Planning Award

Commendation

Ginninderry Project Team: Land Development Agency and Riverview Developments



**National Association of Women in Construction  
ACT Chapter Awards for Excellence**

2017

Emerging Leader

Winner

Jessica Stewart



**National Trust of Australia – ACT: Heritage Awards**

2017

Award for Outstanding Contribution to ACT Heritage

Winner

Ginninderry Development Project Aboriginal Cultural Values Assessment



**Property Council of Australia ACT Awards**

2017

Business of the Year Award

Winner

Riverview Group



**Property Council of Australia ACT Awards**

2017

Future Directions Committee Award for ACT Future Leader of the Year Winner

Jessica Stewart



**ACT Government - ACT Training Awards**

2016

ACT Industry Collaboration Award

Finalist

Belconnen Community Service Childcare Pre-Employment Program



**Planning Institute Australia: ACT Division Awards for Planning Excellence**  
*2016*  
Public Engagement and Community Planning Award  
Winner  
Ginninderry

---



Australian Institute of  
Landscape Architects

**Australian Institute of Landscape Architects National Awards**  
*2016*  
AILA National Award for Land Conservation  
Winner  
West Belconnen Landscape and Open Space Strategy –  
McGregor Coxall

---



Australian Institute of  
Landscape Architects

**Australian Institute of Landscape Architects New South Wales Awards**  
*2014*  
Award for Planning in Landscape Architecture  
Winner  
West Belconnen Landscape and Open Space Strategy –  
McGregor Coxall

# Annexure 3 - SPARK – Ginninderry’s Training and Employment Program

## Overview

With a strong focus on improving the education, social, and economic outcomes of residents in the local area; social inclusion is a key component of Ginninderry. To demonstrate this commitment, the Ginninderry Joint Venture established SPARK to deliver a unique training and employment initiative that uses infrastructure works and commercial land sales to generate economic opportunities for the local community.

The SPARK Training and Employment initiative is structured around four key components:

1. Procurement Requirements – Work experiences and employment clauses are written into Riverview Developments managed procurement contracts. These clauses require our contractors provide unpaid work experience and/or employment opportunities for local people.
2. Engagement, Training and Employment Programs – SPARK programs run in partnership with a wide variety of registered training organisations, stakeholders and employers to deliver a range of engagement, training and employment programs. These programs are often targeted towards key disadvantaged groups disconnected from the labour market to enable them to take the next steps from engagement through to training and eventually employment.
3. Live Training Sites – the Ginninderry development will be used to provide local, on-site projects. Utilisation of infrastructure works, and other smaller scale projects, delivers vital “hands-on” skills in a non-traditional education setting. These sites also create an ownership of Ginninderry for the participants, their friends and families.
4. Enterprise Development – Providing employment models that assist job seekers to transition from unemployment to the workforce.

## Outcomes

Since March 2016, the project has secured:

- 791 full funded training places:
  - Adult Community Education x 6
  - Women Return to Work Program x 9
  - Certificate III in Early Childhood Education & Care x 4
  - Certificate II in Construction x 6
  - Certificate II in Administration x 3
  - Certificate III in Hospitality x 3
  - Certificate III in Individual Support x 2
  - Certificate III in Conservation & Land Management and Horticulture x 2
  - Women in Civil Construction x 1
- 289 work experience placements
- 288 employment outcomes



### **SPARK Early Childhood Education and Care**

Certificate III in Early Childhood Education and Care

Delivered in partnership with Canberra Institute of Technology (CIT), Belconnen Community Services (BCS) and Better Services

Program designed to educate early childhood educators in a practical and hands on environment to prepare them for working in the industry sector.

---

### **Strathnairn Arts Pre-Employment Program**

Certificate II in Construction

Delivered in partnership with Strathnairn Arts Association, Construction Industry Training Centre (CITC), ACT Training Fund Authority, Better Services, Oz Help Foundation, Skilled Capital, Bricklayer Training Australia

A program focused on providing a hands on experience for participants wanting to try the construction industry. Students learnt skills in brick and block laying, concreting, working with timber, roofing and cladding.

---

### **West Belconnen Construction Services**

Certificate II in Construction

Delivered in partnership with Canberra City Care, BCS, CITC, ACT Training Fund Authority, Better Services, Oz Help Foundation, Skilled Capital, Bricklayer Training Australia

A program focused on providing a hands on experience for participants wanting to try the construction industry. Students learnt skills in brick and block laying, concreting and working with timber and stone.

---

### **Youth Employment Pathways**

Support Service for Unemployed Youth

Delivered in partnership with BCS and Better Services

Youth Employment Pathways is an individually tailored support service for unemployed young people aged 18-24 in the Belconnen region. The program provided job seeking skills including numeracy and literacy support, resume preparation, funded driver education and first aid sessions, financial counselling and budgeting assistance.

---

### **Kippax Connections**

Adult Community Education

Delivered in partnership with Uniting Care Kippax

The program links people from West Belconnen and the wider Belconnen area to vocational education, training and employment opportunities.

---



2017

### **Youth Employment Pathways**

Support Service for Unemployed Youth

Delivered in partnership with BCS and Better Services

Youth Employment Pathways is an individually tailored support service for unemployed young people aged 18-24 in the Belconnen region.

---

### **Kippax Connections**

Adult Community Education

Delivered in partnership with Uniting Care Kippax

The program links people from West Belconnen and the wider Belconnen area to vocational education, training and employment opportunities.

---

### **Belconnen Community Care Pre-Employment Program**

Certificate III in Individual Support

Delivered in partnership with CIT and BCS

A program developed to get people ready to work with vulnerable people in the individual support sector covering areas such as first aid and in-home care.

---

### **SPARK Early Childhood Education and Care**

Certificate III in Early Childhood Education and Care

Delivered in partnership with CIT, BCS, and Better Services

Program designed to educate early childhood educators in a practical and hands on environment to prepare them for working in the industry sector

---

### **West Belconnen Administration Program (x2)**

Certificate II in Business Administration

Delivered in partnership with CIT

Delivering a new and innovative accredited training program focusing on skills development, work experience, and potential employment within the business administration sector.

---

### **Women Return to Work Workshop Series**

Return to Work Program

Delivered in partnership with the Careers Shop and the ACT Office for Women

A series of 3 workshops to help women with resume writing, interview and personal presentation to assist them in re-entering the work force

---

### **Hospitality Pre-Employment Program**

Certificate III in Hospitality

Delivered in partnership with CIT

Delivering industry specific hands on practical training within the hospitality industry as well as industry placements education, training and employment opportunities.

---

2017

---

### **Yass Construction Program**

Certificate II in Construction Pathways

Delivered in partnership with Zac's Place, Yass Community Garden, Southern Region Business Enterprise Centre and TAFE NSW

Specifically targeting people living within the Yass Valley and surrounding region, this program was developing basic construction skills to help people enter into the construction industry at an apprentice level.

---

### **Strathnairn Arts Pre-Employment Program**

Certificate II in Construction

Delivered in partnership with Strathnairn Arts Association, ArtsACT, Quality Training in Construction, Transition to Work, CITC, ACT Training Fund Authority and Skills Canberra

A program providing a hands on experience for participants wanting to try the construction industry. Students learnt skills in brick and block laying, concreting, working with timber, roofing and cladding.

---

2018

### **Youth Employment Pathways**

Support Service for Unemployed Youth

Delivered in partnership with BCS and Better Services

Youth Employment Pathways is an individually tailored support service for unemployed young people aged 18-24 in the Belconnen region.

---

### **Kippax Connections**

Adult Community Education

Delivered in partnership with Uniting Care Kippax

The program links people from West Belconnen and the wider Belconnen area to vocational education, training and employment opportunities.

---

### **Ginninderry Construction Program**

Certificate II in Construction

Delivered in partnership with Strathnairn Arts Association, ArtsACT, Quality Training in Construction, CITC, ACT Training Fund Authority and Skills Canberra

A program providing a hands-on experience for participants wanting to try the construction industry. Students learnt skills in brick and block laying, concreting, working with timber and stone.

---

### **Women Return to Work Workshop Series (x2)**

Return to Work Program

Delivered in partnership with the Careers Shop and the ACT Office for Women

A series of 3 workshops to help women with resume writing, interview and personal presentation to assist them in re-entering the work force.

---



2018

### **West Belconnen Administration Program**

Certificate II in Business Administration

Delivered in partnership with CIT

Delivering a new and innovative accredited training program focusing on skills development, work experience, and potential employment within the business administration sector.

### **SPARK Early Childhood Education and Care**

Certificate III in Early Childhood Education and Care

Delivered in partnership with CIT, BCS, and Better Services

Program designed to educate early childhood educators in a practical and hands on environment to prepare them for working in the industry sector

### **Conservation Land Management and Horticulture Introduction Program**

6 x accredited units of competency towards and Certificate II Conservation Land Management and Certificate II Horticulture qualifications

Delivered in partnership with CIT

Training program focused on giving individuals accredited training within the Horticulture and Conservation Land Management sector. This program will introduce participants to career options and the range of associated vocational pathways.

### **Hospitality Pre-Employment Program**

Certificate III in Hospitality

Delivered in partnership with CIT

Delivering industry specific hands on practical training within the hospitality industry as well as industry placements education, training and employment opportunities.

### **Regional Construction Program**

Certificate II in Construction Pathways

Delivered in partnership with Zac's Place, Yass Community Garden, Southern Region Business Enterprise Centre and TAFE NSW

Specifically targeting people living within the Yass Valley and surrounding region, this program was developing basic construction skills to help people enter into the construction industry at an apprentice level.

2019

### **Ginninderry Construction Program**

Certificate II in Construction

Delivered in partnership with Strathnairn Arts Association, ArtsACT, Quality Training in Construction, CITC, ACT Training Fund Authority and Skills Canberra

A program providing a hands-on experience for participants wanting to try the construction industry. Students learnt skills in brick and block laying, concreting, working with timber and stone.

**Women Return to Work Workshop Series (x2)**

Return to Work Program

Delivered in partnership with Uniting Care Kippax

A series of 3 workshops to help women with resume writing, interview and personal presentation to assist in them re-entering the work force. These will be delivered in the North and South of Canberra.

**West Belconnen Administration Program**

Certificate II in Business Administration

Delivered in partnership with CIT

Delivering a new and innovative accredited training program focusing on skills development, work experience, and potential employment within the business administration sector.

**SPARK Early Childhood Education and Care**

Certificate III in Early Childhood Education and Care

Delivered in partnership with CIT, BCS, and Better Services

Program designed to educate early childhood educators in a practical and hands on environment to prepare them for working in the industry sector.

**Conservation Land Management and Horticulture Introduction Program**

6 x accredited units of competency towards and Certificate II Conservation Land Management and Certificate II Horticulture qualifications

Delivered in partnership with CIT

Training program focused on giving individuals accredited training within the Horticulture and Conservation Land Management sector. This program will introduce participants to career options and the range of associated vocational pathways.

**Hospitality Pre-Employment Program**

Certificate III in Hospitality

Delivered in partnership with CIT

Delivering industry specific hands on practical training within the hospitality industry as well as industry placements education, training and employment opportunities.

**Regional Construction Program (Yass)**

Certificate I and II in Construction Pathways

Delivered in partnership with Zac's Place, Yass Community Garden, Southern Region Business Enterprise Centre and TAFE NSW

Specifically targeting people living within the Yass Valley and surrounding region, this program was developing basic construction skills to help people enter into the construction industry at an apprentice level.

### Ginninderry Construction Program (Goulburn)

Certificate I and II in Construction

Delivered in partnership with PCYC Goulburn, Goulburn Place Plan, Southern Region Business Enterprise and TAFE NSW

A program providing a hands-on experience for participants wanting to try the construction industry. Students learnt skills in brick and block laying, concreting and how to work with timber and stone.

### SPARK Women in Civil Construction

Several units of the Certificate III in Civil Construction Plant Operations (RII30815)

Delivered in partnership with Master Builders Association, Civil Contractors Federation, Southern Training Organisation, Huon, Guideline ACT, Woden Contractors and BASE

Delivered as part of the Federal Government's Launch Into Work Initiative, this program provided a hands-on experience for women wanting to try the civil construction industry.



West Belconnen Administration Program 2018



Yass Construction Program 2017

# Annexure 4 - Ginninderry's Internships

Jenny Dao



*Jenny Dao with Design Manager, Hoa Luu*

On 26 July 2017 history was made at the Ginninderry project team office, with the arrival of year 10 Kingsford Smith High School student Jenny Dao, as the team's first ever work experience participant.

The project team met Jenny during a visit to Kingsford Smith School as part of an exercise to gauge community interest on repurposing the former West Belconnen Resource Management Centre (landfill site). Discussion with team members soon revealed that while interested in nursing, Jenny was also keen to apply her talents for drawing and as such, elected to spend her two weeks' worth of work experience as a member of the Ginninderry project team.

Working to Ginninderry Design Manager, Hoa Luu, Jenny learned how to apply her drawing to design in relation to architecture, where she was tasked with the project of designing a fit-out for the café planned for Ginninderry's sales office. The café needed to be able to cater for team meetings and conferences, all visitors to the sales office, and host functions when necessary.

Jenny was enthusiastic and eager to learn. After measuring the café area, she quickly learned how to create scale drawings, bubble diagrams and floor plans, demonstrating a keen understanding of scale and spatial awareness.

With her designs and two weeks nearly complete, Jenny also learned how to produce an ideas board and a presentation brief to present her work. On her last day of work experience, she presented her final designs to the team. She impressed them not only with her designs but her initiative, as she had used the building video game Minecraft to construct a 3D model of her design to accompany the drawings.

At the conclusion of her placement, Jenny left the team with new plans for her future. In her time at Ginninderry she had discovered a new calling, and now has ambitions for a career in architecture.

On her departure Jenny thanked the team, saying "for the last two weeks doing work experience here, I have learned so much. I've also had a good time and everyone is so supportive and helpful. Thank you for giving me such a great opportunity which will help me to have some directions for my future."

## Alicia Rodwell

Architecture student, Alyssa Rodwell spent almost two weeks from the April 30<sup>th</sup> to May 9<sup>th</sup> 2018 on the Ginninderry team. Alyssa worked alongside our Design Manager, Hoa Luu. Just before her work experience period finished, we sat down with Alyssa and talked to her about her experiences at Ginninderry.

Here's what she had to say:

*What were you doing before you came to Ginninderry?*

I've just finished my first three years of Uni doing a Bachelor of Arts and Architecture at the University of Canberra. Before I do my last two years of Masters in Architecture my aim is just to get as much work experience and internship within the industry as I can.



*Why did you choose Ginninderry as the place for your work experience?*

My Auntie is Kathryn, who works here, and she mentioned to her mum – my grandma – that they were building a new residential development out here that was going to be the first cross border development in the Capital Region, and then basically from there I was interested in it so then Nan asked about it for me and they got my details that way. While waiting for responses I looked up Ginninderry and got familiar with the website and studied it a bit.

*What have you been doing while you were working with us?*

Basically, first I read up on Ginninderry itself and what exactly is in here. I got familiar with everything there. Then I started to look at the EOI\* and the demonstration housing, then moved on to the Territory Plan and understanding the codes and regulations that you have to stay within when building on the blocks at Ginninderry. Now basically I'm working on a portfolio, from start to finish, of everything I've read and learnt so that they match the restrictions of the Territory Plan or the living housing code.

*Do you think working at Ginninderry has been a valuable experience?*

100% yeah. I've learnt a lot. Some things I was familiar with, like the Territory Plan which I knew about but not in too much depth, but my experience with Ginninderry has opened my eyes to the codes and regulations before you can actually build a building. It's definitely been worth it and helped me in the long run.

*Did you enjoy your time here?*

Yes. The people are lovely. My Auntie works here so she was very happy about that. Yeah, I enjoyed it very much.

*Where to next for you?*

Basically, what I plan to do is just to get as much work experience as I can in Canberra, I'm not really sure where at the moment. I've been sort of reaching out to architects themselves, I'll hopefully get a part-time job within a firm. That's what I'm hoping for, a part-time job anywhere doing architecture. Then in a year, maybe two years' time I'll move to Melbourne and complete my two years of master's after I have good experience behind me.

*Since working with us, Alyssa has already gone on to find an internship at AMC Architecture. It was great to work with her and we wish Alyssa all the best in her future endeavours.*

## Stella An

Stella An came to Ginninderry in 2018 to do an 11 week Industry and Community Engagement Internship as part of her studies for a Masters of Urban and Regional Planning at the University of Canberra. The purpose of the internship was to encourage personal growth and help her to understand future career opportunities by participating in real life planning activities. Stella contributed to a wide range of planning and community programs and completed a research project Chinese Feng Shui and Urban Design at Ginninderry. Chinese Feng Shui has more than three thousand years history and exerts an important influence - the majority of Chinese people believe that living in a positive Feng Shui area is beneficial to health and fortune. Stella said that this was the first time she considered the link between Feng Shui and urban design. The study also led her to consider the weakened relationship between people and the natural world and she proposed that the advancement of some types of technology could be the cause. She concluded that Feng Shui principles align significantly with the sustainable design principles of Ginninderry. Stella also produced a report for Ginninderry on Chinese Buyers in the Australian Real Estate Market which highlighted Chinese Government policies, tightened migration policy in Australia and the GFC as reasons why these buyers have reduced.

Stella reported that the internship has given her a broader understanding of the scope of sustainable urban planning and the need to continue to investigate government policy, economy and international business. She said that the Ginninderry intern experience has also highlighted the importance of working with community when designing new developments. "As a designer, we should not only think about what we want or just making the place pretty; instead, it is more essential to pay attention to people," she said.

She also advised that the sustainability goals of Ginninderry have inspired her to "live a green lifestyle (respect nature from daily habits and details)".

## Bilegjargal Mijiddorj [Biley]

As part of her study for a Masters of Urban and Regional Planning at University of Canberra, Biley completed an 11 week internship at Ginninderry. During her internship Biley undertook a range of tasks associated with community engagement. She attended meetings with our Advisory Groups, assisted with planning workshops and worked alongside our Sustainability, Design and Community Development and Cultural Planning Managers to gain a well-rounded understanding and insight into how the project is being master planned and delivered. She also assisted us with a number of events and community activities which she excelled at, so much so that we invited her back to the project on a number of occasions to do paid community engagement work for us.

Through the team's contact with Biley we appreciated the critical importance of the landscape design and urban vegetation planning for Ginninderry as we were made aware of how the lack of these features in her homeland Ulaanbaatar, Mongolia's capital has created problems. Biley's aim when she finishes her studies is to return to Mongolia and contribute to the planning now underway for a new capital city. She is currently undertaking work experience in Russia.



Biley (standing middle) at a community engagement event for NAIDOC 2018

# Annexure 5 - Ginninderry CREATE Program

## Overview

The Ginninderry CREATE Program provides a great opportunity for residents to find their inner artist.

At Ginninderry we recognise that arts and culture are at the heart of our community identity. Participation in the arts is central to creating vibrant and connected communities.

We also believe in 'beautility' which means that we search for ways to bring creativity into all that we do.

The CREATE Program is about working together to express our values, passions and beliefs, to learn together and discover friendships.

With our new community centre, the Link, situated in the Strathnairn Arts Association precinct, we have a unique opportunity to develop programs and workshops with the many artists who call Strathnairn home as well as artists from the region and beyond.

Some of the projects which are already underway in the CREATE Program include:

- The Landmark Sculpture project – soon to be unveiled, an iconic landmark which will define the beginning of the Ginninderry project.
- The Link Door Panels – designed by a local artist to represent the beauty of the surrounding landscape.
- Ginninderry Local History Project – an oral history project celebrating those who lived at Ginninderry before us.
- *With One Voice* Ginninderry – a community choir which unites people of all ages, from all faiths and all walks of life.
- Yurwang Bullarn – the Strong Women Aboriginal Women's Art Group who are making beautiful fabrics and woven items for the Ginninderry Project. (see the cushions with YUMALUNDI spelt out on them that the women have made for us)
- "Who Am I and Who Is My Mob" – working with Aboriginal and Torres Strait Islander students from Kingsford Smith School to decorate the poles in the courtyard at the Link
- "Walking the Creek" – mosaic project with students from Belconnen High School to decorate the concrete plinths at the Link with images relating to stories from Aboriginal cultural around Ginninderra Creek.
- Crafternoons at the Link – arts and crafts activities at the Link on Sunday afternoons.

How can you be involved? Contact us about:

- Our Public Art Community Reference Group
- *With One Voice Ginninderry* Choir
- Ginninderry Art Fund
- Creative Industries Expo
- Arts Markets
- Live at the Link
- Community arts projects
- Children's Art Workshops
- The INSPIRE Program – workshops and talks by inspiring people
- Crafternoons at the Link



## Art Exhibitions at The Link

Throughout the year artists, artist groups, community groups and schools are able to exhibit at The Link for six week blocks. The following table lists all exhibitions held at The Link, naming the artist or artist group and the name of their exhibition.

2017	<b>Jo Hollier</b> Place
	<b>Tin Sheds Art Group</b> Chaos to Cohesion
	<b>Yass School Students</b> On the Move
2018	<b>Bungee</b> Ginninderra Creek Mosaics
	<b>Marsden Arts Group</b> Reflections
	<b>Tony Steele and St Thomas Aquinas Students</b> Youth Week Making of the Bungee Mosaic
	<b>Akka Ballinger Constantin and Harvey Welsh</b> Songs of My Grasslands
	<b>Barbara Wheeler</b> A Change of Clothes
	<b>Canberra Arts Workshops</b> On Show at the Link
	<b>Akka Ballinger Constantin</b> Hat of Many Dreams
	<b>Woolshed Five</b> Waterways
	<b>Akka Ballinger Constantin and Harvey Welsh</b> Songs of My Grasslands
	<b>Yass Valley Shire Region Schools</b> Yass Arts Sculpture in the Paddock Schools Program
	<b>Tin Sheds Art Group</b> Towards Abstraction

2019

**Mark Polglaze**

Escape into Nature

**Claire Primrose, Geoff Farquhar-Still, GW Bot**

Ginninderry Design Library

**Lisa Marple**

Elemental

**Armandeep Shergill**

Chattel

**Peter Haynes**

Curators Choice

**Gungahlin College**

Nature and Surrealism



Curators Choice Exhibition

# Annexure 6 - University Course Involvement



2016

## **Complex Environmental Problems in Action**

Australian National University

Fenner School of Environment and Society – ENVS3040

This course involves providing students with real life project skills. Stakeholders “pitch” their project ideas to the students who then self-select into project groups. In 2016, two projects were facilitated, mentored by Jessica Stewart. The first explored gas provision in new developments. The second conducted an energy audit of Strathnairn Arts Association buildings and proposed energy upgrades.

## **Participatory Resource Management: Working with Communities and Stakeholders**

Australian National University

Fenner School of Environment and Society – ENVS3007

Guest lecture on best practice community engagement.

## **Climate Change Vulnerability and Adaptation**

Australian National University

Fenner School of Environment and Society – ENVS8003

Guest lecture and site tour to The Link and Shephard’s Lookout. The presentation focused on Ginninderry’s approach to climate change and community resilience.

2017

## **Climate Change Vulnerability and Adaptation**

Australian National University

Fenner School of Environment and Society – ENVS8003

Guest lecture and site tour to The Link and Shephard’s Lookout. The presentation focused on Ginninderry’s approach to climate change and community resilience.

## **Complex Environmental Problems in Action**

Australian National University

Fenner School of Environment and Society – ENVS3040

This course involves providing students with real life project skills. Stakeholders “pitch” their project ideas to the students who then self-select into project groups. In 2017, the team, mentored by Jessica Stewart, had to create a factsheet of The Link’s energy system and a reporting software tool to enable monthly reporting of The Link’s Energy use for invoicing to Strathnairn Arts Association.

2017

---

### **Climate Change Vulnerability and Adaptation**

Australian National University

Fenner School of Environment and Society – ENVS8003

Guest lecture and site tour to The Link and Shephard's Lookout. The presentation focused on Ginninderry's approach to climate change and community resilience.

---

### **Sustainable Environmental Techniques**

University of Canberra

Faculty of Arts and Design – 9779.3

Ginninderry provides a guest Lecture for this architecture course. The lecture focuses on sustainable home design including considerations for building the shell, interior layout and appliances and landscaping.

---

### **Climate Change Vulnerability and Adaptation**

Australian National University

Fenner School of Environment and Society – ENVS8003

Guest lecture and site tour to The Link and Shephard's Lookout. The presentation focused on Ginninderry's approach to climate change and community resilience.

---

### **Public/Private Partnerships in Renewables**

Georgetown University, Washington DC

School of Business

MBA students from Georgetown University visited Canberra to assess models for Public-private partnerships, centred around renewable energy. Facilitated by Regional Development Australia, the group visited The Link and were given an overview of Ginninderry by Jessica Stewart.

---

### **Complex Environmental Problems in Action**

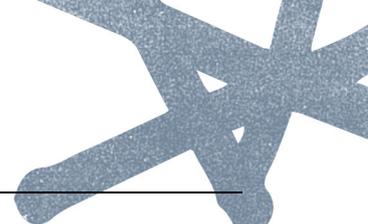
Australian National University

Fenner School of Environment and Society – ENVS3040

This course involves providing students with real life project skills. Stakeholders "pitch" their project ideas to the students who then self-select into project groups. In 2018, two projects were facilitated, mentored by Jessica Stewart. The first was a life cycle analysis of the Troup Carrier Electric Vehicle Conversion (for more detail on The Queen see **Econ.7**). The students had to conduct an evaluation of the EV conversion, against the purchase of a new site tour vehicle. The second project explored how Ginninderry could become pesticide and herbicide free. The group had to create a Be-Friendly Ginninderry factsheet, procurement clauses for Ginninderry Landscape tenders and a discussion paper for the ACT Government on reducing pesticide use in maintenance operations.

---

2018



2018

### **Environment and Society: Geography of Sustainability**

Australian National University

Fenner School of Environment and Society – ENVS1001/ENVS6101

This course combines undergraduate and master's students as an introductory course to Environment and Society. Ginninderry provides a guest lecture on building sustainable communities and a site tour to The Link and Shepherd's Lookout.

### **Design Fiction: Speculative and Critical Design**

Australian National University

School of Art and Design – DESN2007

Ginninderry provided a guest lecture on building sustainable communities and a site tour to The Link. For more information about the outcomes, see the case study in **Pt nr 6**.

### **Sustainable Environmental Techniques**

University of Canberra

Faculty of Arts and Design – 9779.3

Ginninderry provides a guest Lecture for this architecture course. The lecture focuses on sustainable home design including considerations for building the shell, interior layout and appliances and landscaping.

2019

### **Biodiversity Conservation**

Australian National University

Fenner School of Environment and Society – ENVS3039

52 students from ANU studying Biodiversity Conservation came and inspected some of the large old trees within Stage 1 which are being preserved as part of a research project into the protection and maintenance of trees in urban environments. The Biota Tree Habitat Project is a collaboration between the ANU, TCCS and Ginninderry to explore different management treatments for the existing trees on the site. This project aims to create new landscape designs which allow the trees to stay upright for longer and using native wildflowers and grasses as an alternative to traditional lawn.

### **Sustainability and the Built Environment**

Institute of Technical Education - Singapore

Built Environment

Facilitated by the Canberra Institute of Technology (CIT), a group of students studying Built Environment travelled to Canberra from Singapore to explore Australian practices. Jessica Stewart provided an overview of Ginninderry and conducted a tour of the sustainable features of The Link and walk to Shepherd's Lookout. ITE is a partner with CIT and together offer students exposure to global opportunities as well as promote collaboration as part of the ACT Government's commitment to building sustainable business and education partnerships with Singapore.

---

**Canberra Planning Laboratory**

University of NSW

Built Environment/Planning Faculty

First year students from the University of New South Wales come to Canberra for a three-day planning symposium. The group came to The Link for a presentation by Tony Adams to learn about the planning processes required for Ginninderry.

---

**Complex Environmental Problems in Action**

Australian National University

Fenner School of Environment and Society – ENVS3040

This course involves providing students with real life project skills. Stakeholders “pitch” their project ideas to the students who then self-select into project groups. In 2019, the teams are mentored by Jessica Stewart and Tulitha King to explore post-occupancy (resident survey techniques and a Social Benefit Analysis of The Link).

---

**Climate Change Vulnerability and Adaptation**

Australian National University

Fenner School of Environment and Society – ENVS8003

Guest lecture and site tour to The Link and Shephard’s Lookout. The presentation focused on Ginninderry’s approach to climate change and community resilience.

---

# Annexure 7 - Tours and Presentations



2016	St John Paul II College	Yr 9-10	30 students	Presentation at School
2017	Yass High School	Yr 9	12 students	Sustainable Urban Development Model presentation at Trader and Co.
	St Francis Xavier College	Yr 11-12	9 students	Sustainable Urban Development Tour of Link and Shepherds Lookout
	ANU - Environment and Society: Geography of Sustainability - ENVS1001/ENVS6101	Tertiary	45 students	Sustainable Urban Development
	National Association of Women in Construction (NAWIC)	Professional	35 Visitors	Site Tour and project Overview
	Ministry of Land and Resources of China (facilitated through UC)	Professional	20 visitors	Site Tour and project Overview
2018	South East Regional Renewable Energy Tour	Community	30 Visitors	Tour of the Link
	Singapore National Parks Board (facilitated through the ANU)	Professional	6 staff	Site Tour to The Link
	Georgetown University, Washington DC (facilitated through RDA)	Tertiary	6 students	Tour of The Link Presentation on Public/Private Partnerships Energy Systems
	Mirvac	Professional	5 staff	Affordable Housing
	Landcom	Professional	6 staff	Ginninderry Overview
2019	Australian Institute of Architecture	Professional	4 staff	Tour of The Link
	Maribryngong Primary School	Yr 1	80 Students	Site visit and tour of The Link and Shepherds Lookout Building sustainable suburbs

<b>Holy Trinity</b>	Yr 2	50 Students	Site Visit to The Link Marketplace Design Sustainable Development Sustainable Built Form
<b>Holy Trinity</b>	Yr 5-6	90 Students	UN Sustainable Development Goals
<b>Institute of Technical Education – Singapore (facilitated through CIT)</b>	Tertiary	11 students	Built Environment
<b>Fraser Property Group</b>	Professional	6 Staff	Community Development Sustainable Development Training and Employment
<b>UNSW – Sydney</b>	Tertiary	68 Students	Planning
<b>ANU - Biodiversity Conservation – ENVS 3039</b>	Tertiary	52 Students	Ginninderry Overview Biota Tree Habitat Walk
<b>ANU - Environment and Society: Geography of Sustainability - ENVS1001/ENVS6101</b>	Tertiary	45 students	Sustainable Urban Development
<b>St Francis Xavier College</b>	Yr 11-12	7 students	Sustainable Urban Development Tour of Link and Shepherds Lookout
<b>Emmaus School</b>	Yr 10	17 Students	Geography and Sustainable Urban Design



Sustainability Manager, Jessica Stewart (middle) with students from the ANU – Environment and Society: Geography of Sustainability – ENVS1001/ENCS6101

# Index

---



## A

ACT for Bees ..... 19, 58

## B

Belconnen Arts Centre ..... 9, 13  
Belconnen Community Services (BCS) .9, 78, 82, 83, 84, 85, 86  
Biota Tree Research Project..... 15, 26, 55  
Bush on the Boundary ..... 18

## C

Case Study  
ANU Cohabitation Design Course ..... 27  
Electric Bike Fleet..... 44  
Girls in Property ..... 11  
High Efficiency Sediment Pond ..... 64  
Home Energy Package Pre-approved Suppliers ..... 69  
Little Eagle Research ..... 38  
SPARK..... 12  
Stratavault Cells ..... 40  
The Link Sustainability Trail ..... 57  
The Queen – Glninderry’s electric converted site tour  
vehicle ..... 71  
With One Voice Ginninderry Choir ..... 22  
Conservation Council ..... 13, 19

## D

Drake-Brockman Drive Residents Group ..... 18

## E

Evoenergy ..... 29, 43

## F

Flexi-living Home Series ..... 24, 64

## G

Ginninderry Aboriginal Advisory Group..... 18, 19, 50, 51  
Ginninderry Conservation Corridor and Trust ..... 23, 34, 49  
Green Building Council of Australia (GBCA)..... 2, 33  
Green Star - Communities..... 2, 33

## H

Housing Design Requirements..... 55

## I

International  
China ..... 99  
Singapore ..... 94, 97, 99, 100  
Washington DC ..... 93, 96, 99

## N

National Association of Women in Construction (NAWIC) ..10, 99

## P

People and Place Group..... 18, 20, 34, 61  
Property Council of Australia ..... 10, 78, 79  
Property Council of Australia (PCA) ..... 10, 20

## S

Schools  
Belconnen High School ..... 9, 20, 60, 92  
Emmaus School..... 100  
Holy Trinity..... 20, 100  
Kingsford Smith High School ..... 88  
Kingsford Smith School ..... 19, 20, 26, 88, 92  
Maribryngong Primary School ..... 99  
St Francis Xavier College ..... 99, 100  
St John Paul II College ..... 99  
St Thomas Aquinas School ..... 9, 13, 20, 21, 60  
West Belconnen Child and Family Centre ..... 20, 60  
Yass High School ..... 19  
Strathnairn Arts Association ... 8, 21, 61, 67, 82, 84, 85, 92, 95  
Suburban Land Agency ..... 1, 2, 15, 32, 74

## T

The Link..8, 9, 19, 20, 21, 22, 43, 45, 46, 54, 56, 58, 61, 67, 78, 92, 95, 96, 97, 98, 99, 100  
Transport Canberra and City Services (TCCS)..... 15, 16, 26, 97

## U

Uniting Care Kippax ..... 8  
The Mower Shed..... 8, 9, 82, 83, 84, 86  
Universities and Higher Education  
Australian National University26, 27, 28, 32, 41, 93, 94, 95, 96, 97, 98, 99, 100  
CIT ..... 17, 82, 83, 85, 86, 87, 97, 100  
CSIRO ..... 25, 26, 32, 38  
University of Canberra ..... 19, 25, 26, 38, 89, 93, 96, 97  
University of NSW ..... 100

## W

Water sensitive urban design ..... 16, 25, 39, 63  
With One Voice Ginninderry Choir ..... 22, 92

## Y

Yass Valley Council..... 14, 15

