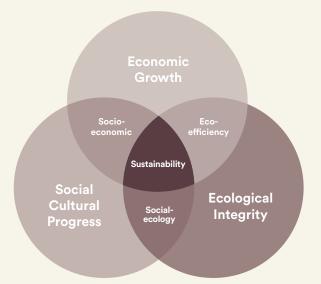


"Creating a <u>sustainable community</u> of international significance in the Capital Region."

The Ginninderry Joint Venture is developing the project that spans the ACT and NSW border to achieve a vision of inspiring sustainable living, development practice and awareness. Achieving a high quality of life for the people living in Ginninderry is at the heart of our project's planning and design.

We will create a community that exemplifies world's best practice in its design, construction and long-term liveability. As a model of sustainable community living, it will be a place and community that can be showcased throughout Australia and internationally.



Project Objectives

To achieve our vision we will challenge conventional industry thinking. We will 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.

Our project will:

- 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
- Act as a new model that others can follow







The principles below will direct decision-making by all project management, sub-consultants and referral agencies in the delivery and development of the site. They reflect national priorities and Federal, State and Territory Government policies on housing affordability, climate change and environmental protection.

Partnering Principles

Ptnr 1.

and timeframe will allow for positive partnerships to grow and thrive

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

Ptnr 3. Engaging the community in design and governance is fundamental to the delivery of the project

Partnering is essential to this project and the scale

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

Ptnr 5. Supporting community housing through public and private partnering arrangements

Ptnr 6. Collaborating with research and educational institutions to drive innovation

Evaluation Principles

Eva 1. Identifying and delivering realistic and costed initiatives

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

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

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

Eva 5. Encouraging a culture of continuous improvement

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

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

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

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

energy consumption

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

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

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

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

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

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

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

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

Designing neighbourhoods that support and

encourage community interactions through imaginative, functional and enjoyable public spaces

Economic Principles

Soc 6.

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

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

Econ 3. Building on existing local infrastructure

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

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

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

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



A 6 Star Green Star Community