

# Statement

## Yass Valley Council Resource

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### May 2024

Ginninderry is a collaborative joint venture involving the Suburban Land Agency (SLA), the agent for the Australian Capital Territory (ACT), and Riverview Developments (ACT) Pty Ltd. Riverview Projects (ACT) Pty Ltd is the development manager for the Ginninderry Joint Venture (GJV).

Since 2016, Ginninderry has been earmarked to deliver 11,500 homes for approximately 30,000 people on 1,600 hectares of land that straddles the ACT-NSW border. In 2020, the NSW land was rezoned to accommodate residential and accompanying uses. At the time, Ginninderry stated its intention to Yass Valley Council (YVC) to develop the NSW land from 2032. Noting the Capital Region's housing undersupply, Ginninderry recently notified YVC that it intended to accelerate this timeline to 2028. Works for the relevant planning processes on land within the Yass Valley Local Environment Plan (Parkwood) 2020 are expected to commence imminently to achieve the revised timeline.

To ensure YVC has the resources to independently assess the relevant planning submissions within the accelerated timeframe, the GJV has offered to provide funding up to \$1.035 million over three years from April 2024 at arm's length for YVC to employ a Planner to assist the planning process. Importantly, the GJV is aware that:

- the Planner will not be employed to promote the interests of the GJV, nor will they prioritise planning processes in Ginninderry contrary to other requirements that the YVC may have;
- it has no authority or entitlement to influence or direct the Planner, or other YVC staff, councillors or advisors, in any manner;
- the Planner will be subject to and must comply with Council's Code of Conduct and any probity plans Council may adopt;
- has no entitlement to be provided with any documents prepared by the Planner other than pursuant to the Government Information (Public Access) Act 2009 or under other legislation; and
- the funding provided is unconditional, meaning there can be no withholding of payment dependent on how the Planner performs their functions or the outcomes of planning applications made by the GJV.

The GJV understands that nothing in the Local Government Act 1993 or the Environmental Planning & Assessment Act 1979 (EPA Act) prevents YVC from accepting this funding. In fact, the EPA Act enables proponents to bear the costs of a planning proposal process. Local precedent for such funding commitments



ACT  
Government

Suburban Land  
Agency



RIVERVIEW  
GROUP

includes the developments of Poplars, Googong, and South Jerrabomberra within the Queanbeyan-Palerang Regional Council.

The GJV will transparently work within the parameters outlined above to ensure the YVC planning process is independent and without undue influence.