



ACT
Government

Suburban Land
Agency

SENSITIVE - CABINET

FOR NOTING

Meeting	Board	Audit & Risk Committee	Significant Programs & Culture Committee
Date of Meeting	31 October 2024	N/A	N/A
Meeting No.	97	N/A	N/A
Agenda No.	7.3	N/A	N/A
Title	Ginninderry Joint Venture Update		
Purpose	To provide a progress update on the Ginninderry Joint Venture.		
Strategic Priority	<input type="checkbox"/> Leadership	<input checked="" type="checkbox"/> Belonging	
	<input checked="" type="checkbox"/> Ambition	<input checked="" type="checkbox"/> Sustainability	
Paper Prepared by	Gareth Burdon, Development Director, Urban Ventures		
Paper Approved by	Joey Lee, Executive Director Place Delivery		
Previous Meeting and Agenda No.	Board Meeting August 2024 (94), Item 6.3 Board Meeting June 2024 (91), Item 7.3 Board Meeting April 2024 (88), Item 8.2		
Recommendation	That the Board Note the Ginninderry Joint Venture Update Paper.		



SENSITIVE - CABINET

Executive Summary

1. Out of scope

2.

3.

4.

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7. The Ginninderry JV masterplan considered four privately owned parcels of land in NSW. Two parcels () have been acquired by SLA however two parcels () have not yet been acquired. Part of the land has recently been listed for sale via an Expression of Interest (EOI). SLA are working with the Ginninderry JV to consider participation in the EOI.

Issues

Out of scope



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Out of scope

Potential NSW Land Acquisition

26. The Ginninderry JV development masterplan considers four privately owned lots in NSW. SLA has purchased one of these lots with the settlement of the second lot expected later in 2024 (both for future contribution into the Ginninderry JV). Part of Lot 61, owned by the [REDACTED] family and including the Ginninderra Falls, has recently been placed on the market for sale via an EOI.

Out of scope



27

28. The Ginninderry JV's original EPBC Act conditional development approval required the purchase and placement of part of Lot 61 land into a conservation management trust or similar in perpetuity. This requirement is currently being redrafted by Department of Climate Change, Energy, the Environment and Water (DCCEEW), and the 2020 rezoning of the NSW land will achieve the required EPBC Act condition outcome for the Ginninderry JV.
29. The Ginninderry JV have publicly stated they would like to facilitate community access to the Ginninderra Falls. SLA intends to work with the Ginninderry JV team on preparing a submission for the EOI.

Out of Scope



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SENSITIVE - CABINET

FOR NOTING

Meeting	Board	Audit & Risk Committee	Significant Programs & Culture Committee
Date of Meeting	5 December 2024	N/A	N/A
Meeting No.	98	N/A	N/A
Agenda No.	7.4	N/A	N/A
Title	Ginninderry Joint Venture Update		
Purpose	To provide a progress update on the Ginninderry Joint Venture.		
Strategic Priority	<input type="checkbox"/> Leadership	<input checked="" type="checkbox"/> Belonging	
	<input checked="" type="checkbox"/> Ambition	<input checked="" type="checkbox"/> Sustainability	
Paper Prepared by	Gareth Burdon, Development Director, Urban Ventures		
Paper Approved by	Joey Lee, Executive Director Place Delivery		
Previous Meeting and Agenda No.	Board Meeting September (97), Item 7.3 Board Meeting August 2024 (94), Item 6.3 Board Meeting June 2024 (91), Item 7.3		
Recommendation	That the Board Note the Ginninderry Joint Venture Update Paper.		



SENSITIVE - CABINET

Executive Summary

1. **Out of scope**
2. The Expression of Interest (EOI) period for the sales of the Ginninderra Falls (part of Lot 61 DP801234) is due on 28 November 2024. [redacted] A preferred proposal is yet to be confirmed, and SLA are still waiting to brief Minister Berry prior to any submission.

3. **Out of scope**
4. [redacted]
5. [redacted]
6. [redacted]
7. [redacted]
8. [redacted]

Issues

Ginninderra Falls Expression of Interest

9. Both SLA and [redacted] have noted to the sales agent that the EOI process closing on 28 November 2024 doesn't provide sufficient time for consideration of submissions. [redacted]



10.



11.



12.



13. The Urban Ventures team have drafted a Ministers Brief for approval prior to any EOI submission being made.

Out of Scope

¹ C2 is environmental zoned land, SP1 is special activities zoned land and R1 is residential zoned land under the NSW planning conditions.

Information Brief

Potential NSW Land Purchase

Minister with responsibility for	Housing and Suburban Development
Matter Type	Decision (Further information to follow)
Action Required by	29/11/2024
Recommendation/s	Note that SLA will prepare advice to an incoming Government to inform a decision regarding participation in an Expression of Interest process for the potential acquisition of Part Lot 61 in Parkwood NSW.
Background	<p>The West Belconnen Joint Venture Agreement master plan considered four privately owned NSW land holdings. To date, two of these have been acquired by the Suburban Land Agency (SLA) for inclusion into the Ginninderry Joint Venture (Cabinet Paper 21 -312). Part Lot 61 in Parkwood ([REDACTED] land with Southern Access to Ginninderra Falls) has recently been placed on the market for sale via an Expression of Interest (EOI).</p> <p>The site forms part of the Ginninderry Master Plan and could provide land for potential inclusion in the Ginninderry Conservation Corridor, access to the Ginninderra falls and further developable land. [REDACTED]</p> <p>[REDACTED] LA is working with the joint venture team to prepare advice to an incoming Government on the potential to participate in the EOI.</p> <p>Some key issues include:</p>

- The EOI closes on 28 November 2024, providing limited time to prepare a submission.
- Noting the caretaker conventions and the ACT election timing, there will be limited time to prepare the necessary advice and documentation for an incoming Government to facilitate an EOI submission.
- The selling agent reached out to various ACT Government agencies on numerous occasions requesting a meeting to discuss the EOI.
- SLA met with the selling agent on 17 October 2024 to facilitate an introduction and gain an understanding of the EOI to facilitate prompt advice to an incoming Government. It was made clear that it was an exploratory meeting to understand the proposition to inform an incoming Government. No commitments were made that Government or SLA would participate in the EOI. It was also explained that caretaker conventions and the election meant that consideration of this matter would only occur post-election.
- The process and timeframe for undertaking a land acquisition differs depending on the acquiring entity. Regardless of the acquiring entity, significant consultation within Government will be required and this is expected to take some time. This engagement will need to be undertaken quickly in a new term of Government if a submission into the EOI is desired.
- The acquiring entity could be either SLA or [REDACTED], with differing processes and timing implications arising.
- If SLA was the acquiring entity, the acquisition would be subject to the [Land Acquisition Direction](#). The framework requires the development of a business case which has had consultation with relevant stakeholders including the Under Treasurer and Director General, Environment, Planning and Sustainable Development

Directorate. The acquisition can only proceed if the Minister has approved the business case.

- [REDACTED] SLA would seek to align the acquisition process with the overarching principles of the Land Acquisition Direction, including consultation with key Government stakeholders and obtaining value for money.

Key Stakeholders

SLA, Ginninderry Joint Venture and Landowner of Part Lot 61

Decision

Noted

Agreed

Agreed
(further information required)

Not Agreed/Please discuss

Responsible Minister to attend
(further information required)

Defer to Directorate

Add signature block



Yvette Berry MLA

Deputy Chief Minister

Minister for Education and Early Childhood

Minister for Homes and New Suburbs

Minister for Sport and Recreation

Member for Ginninderra

Our ref: [Objective/TRIM reference]

Dear [redacted]

Thank you for your email of 18 November 2024 regarding the purchase of the Ginninderra Falls area.

The ACT Government is aware of the current Expressions of Interest (EOI) for the sale of Part of Lot 61 DP801234 (which contains the Ginninderra Falls). I acknowledge that this is a special area and have read with interest your arguments for bringing it back into public ownership. As the EOI process is ongoing it would be inappropriate to disclose any ACT Government participation in the EOI.

Thank you for your representations on this opportunity.

Yours sincerely

Yvette Berry MLA

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Date: 22 January 2025

SUBJECT: Belconnen Community Council Letter 12 January 2025 – Point 4 – Ginninderra Falls

KEY MESSAGES:

1. The Ginninderra Falls area is located in NSW and is considered as part of a potential future Ginninderry Joint Venture master planning area.
2. The Ginninderra Falls area is privately owned and is currently subject to an expression of interest sales process which commenced in October 2024.
3. The ACT Government has not participated in the Expressions of Interest (EOI) process. It is understood that [REDACTED] is participating in the EOI.

Dot points

- Lot 61, Deposit Plan 801234, is owned by the [REDACTED] family and is located in NSW outside the jurisdiction of the ACT.
- The Expression of Interest sale process only considers part of Lot 61, primarily the E2 environmental zoned land as well as two small parcels of special activities and residentially zoned lands.
- The ACT Government is not currently participating in the EOI process for the sale of the Ginninderra Falls. This matter falls outside the jurisdiction of the ACT Government.

Background

- As part of their early engagement work on the Ginninderry Development, the Ginninderry Joint Venture has previously stated a desire to provide access to the Ginninderra Falls for the public.
 - The land within Lot 61 was rezoned as part of the NSW land rezoning process that [REDACTED] completed in July 2020.
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Action Officer: Gareth Burdon

Cleared By:
