

Given that the majority of services (water, sewage, garbage, lighting, etc) to the NSW portion of the proposed Ginninderry township will be supplied through ACT, the ACT Government must have a large influence on the design of land development in NSW.

Has Chief Minister Barr suddenly experienced an epiphany?



NSW conservation park issues

The Gateway Determination governing the Ginninderry development in NSW was returned to Yass Valley Council on 28 August 2018 after scrutiny by the NSW Department of Planning and the Environment. The documents are publicly available via the web site -

<http://leptracking.planning.nsw.gov.au/proposal/details.php?rid=5724>

The documents publicly available are lengthy and cover a huge number of topics relevant to the proposed redevelopment of the land in NSW. The planning proposal for the Parkwood {Ginninderry} release area in NSW will create approximately 5,000 dwellings to accommodate a population of 13,000 people.

An important aspect of the NSW Government decision is that ***the due date for completing the LEP [Local Environmental Plan] is now 16 April 2021***, an extension of 24 months on the original date.

Riverview has been given a long lead time. There is still a long way to go before the NSW land and conservation corridor issues are settled.

The Minister's statement says in part –

*“Please note that at this stage I have not agreed that [Yass Valley] Council has justified inconsistencies with section **9.1 Directions 2.1 Environmental Protection Zones, 2.3 Heritage Conservation and 4.4 Planning for Bushfire Protection**. The site contains significant areas of environmentally sensitive land and bushfire hazard and it is possible that consultation with the community and relevant agencies may require further changes to the plan.*

As discussed with [Yass Valley] Council and the proponent, a Strategic Bush Fire Study is to be prepared prior to community consultation to address matters raised with Council by the NSW Rural Fire Service.”

Throughout the Planning Proposal it is apparent that the Riverview developers are seeking permission to rewrite the guidelines for rezoning land in the Yass Valley Council LGA with numerous **proposals to introduce special Local Environmental Plans (LEPs), and a new principal Parkwood [Ginninderry] LEP.**

The Planning Proposal includes let-out clauses that would allow largely unregulated developments on land currently under private ownership, e.g. **Special Activities SP1 zoned land that could include Eco tourist facilities, restaurants, cafes, tourist accommodation, and function facilities.** Such activities should be wholly outside an envisaged conservation park.

Doug Finlayson,
12 December, 2018