

Community Workshop




ACT
Government

Suburban Land
Agency



RIVERVIEW
GROUP



Who Am I and Who is My Mob
Painted poles representing some of the many tribal backgrounds of Aboriginal and Torres Strait Islander people who live in Canberra.
Painted by Kingsford Smith School students and their mentors include Peter Finnegan, Wiradjuri artist, Tina Brown, Ngunawal artist and Brett Carpenter, Yuin artist.

The Ginninderry Team



David Maxwell
Managing Director



Stephen Harding
Development Director



Adam Klau
Finance Director



Imran Khan
Project Operations
Director



Matthew Frawley
Urban Design &
Landscape Manager



Marcus Mills-Smith
Head of Sales,
Marketing & Comms



Jessica Stewart
Head of Sustainability &
Community Development



Alexia Mudruk
Office Manager



Johnathan Drury
Development Manager



Amy Symonds
Design Manager



Robert Dunkley
Development Manager



Oliver Maxwell
Development Manager



Bede Roche
Estate Manager



Imogen Featherstone
Development Manager



Kerri Gisik
Sales Consultant



Peter Bartholomew
Office Assistant



Jack Racklyeft
Capital Works Project
Manager



Tom Jamison
Project Consultant



Natasha Gunther
Project Support Officer



Cathy Liu
Sales Administrator &
Compliance Officer



Natalie Runko
Marketing & Comms
Manager



Sarah Harmer
Sales Consultant



Mary Webb
Community
Engagement and
Development Officer



Rauny Worm
Community
Engagement and
Development Officer





McClymont Way

YOU ARE
HERE
(The Link)

Pro Hart Ave
& Stage 1E
Opening

Parkwood Road
Connection

Local Centre

Drake-Brockman Drive

Agenda

16 August 2025

Time	Topic	Who
10:00am – 10:10am	Welcome and Housekeeping	Mary Webb and Rauny Worm, Ginninderry
10:10am – 10:30am	Road Projects - Update <ul style="list-style-type: none">- McClymont Way Path Opening- Parkwood Road Connection- Drake-Brockman Drive upgrades- William Hovel Drive Duplication	Bede Roche, Ginninderry
10:30am – 10:50am	Local Centre - Update	Steve Harding , Ginninderry
10:50am – 11:20am	Bushfire Management - Briefing	Jessica Stewart, Ginninderry
11:20am – 11:40am	General Project Update	Marcus Mills-Smith, Ginninderry
11:40am – 12:00pm	General Questions and Answers	All

Road Projects

McClymont Way Path Opening

- Roadway will remain closed until the end of the year
- Footpath along McClymont Way is open (walking trail access).
- National Trail (equestrian trail) & footpath to Asimus Ave opening 8th September.

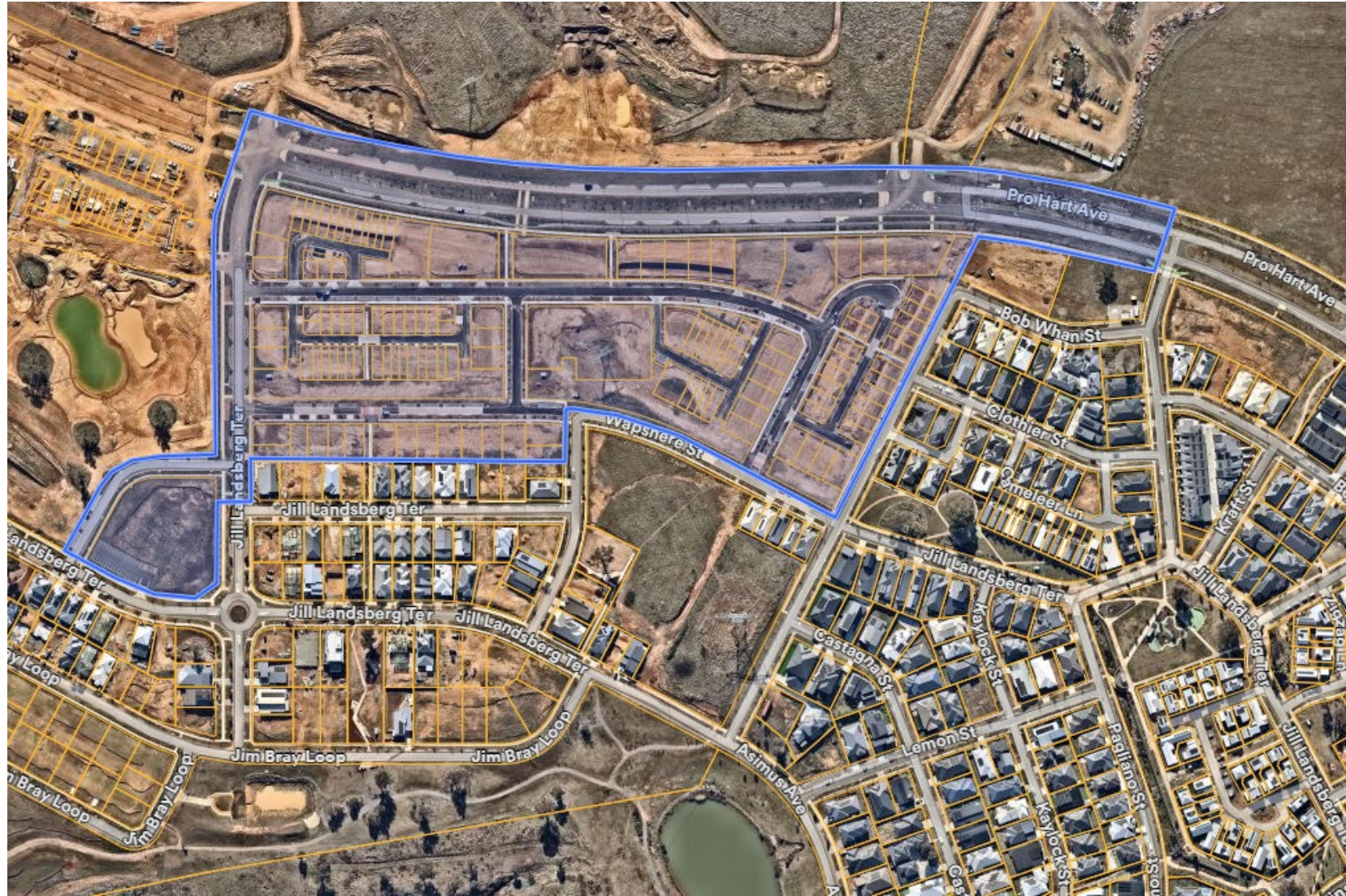


YOU ARE
HERE
(The Link)

Entry to the
Conservation
Trust Tracks

Pro Hart Ave & Macnamara Stage 1E Opening

- All roads highlighted in blue are now open to the public.



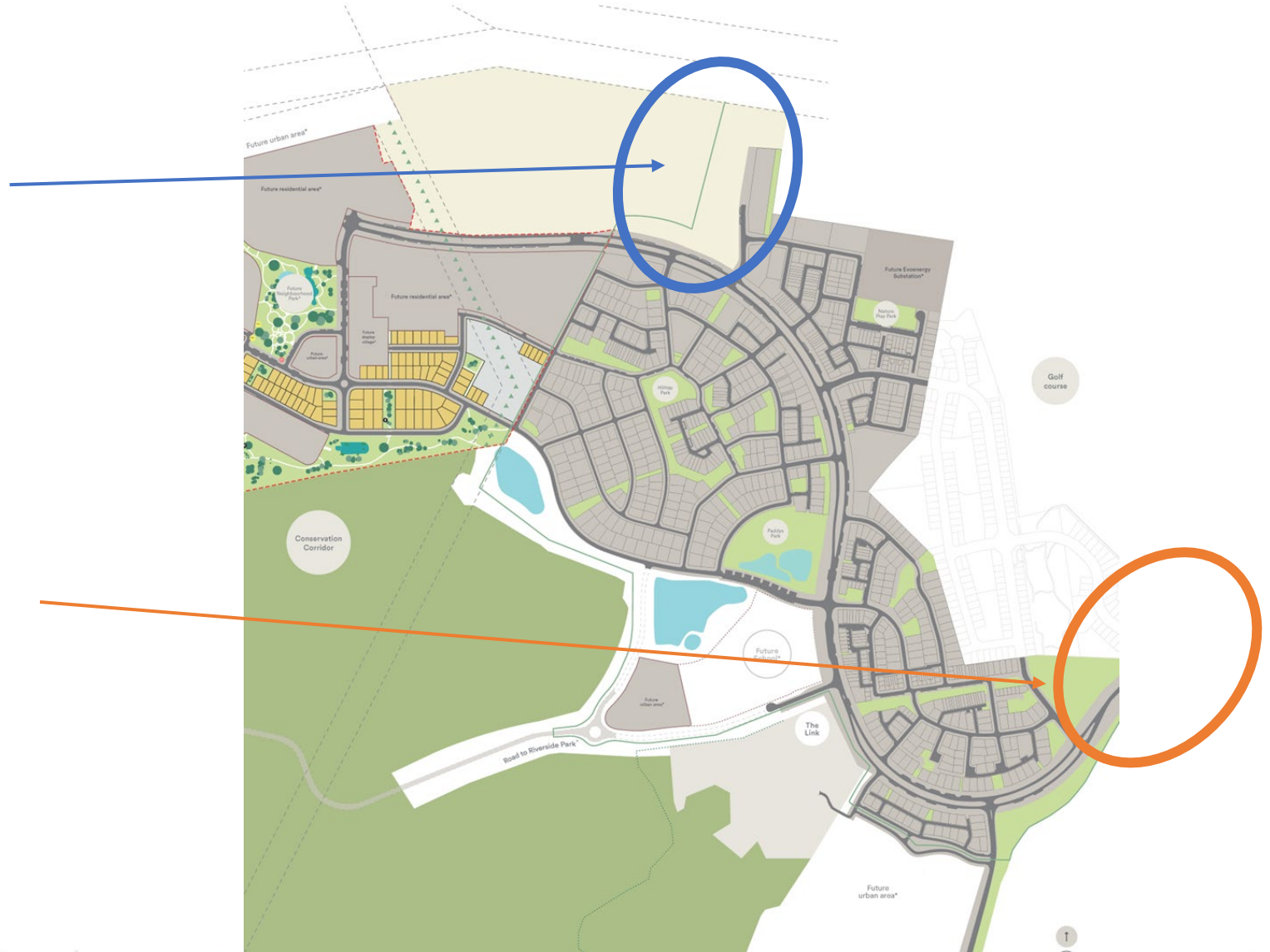
Road Project Timings

Parkwood Road Connection

- DA Approved - **Late 2024**
- Detailed Design - **underway currently**
- Award Contract - **Q3 2025**
- Construction Commencement - **Q4 2025**
 - **Project Duration ~ 1 year**

Drake-Brockman Drive Road Upgrades

- From Lionel Rose Drive to Cussen St
- DA Approved - **Late 2024**
- Detailed Design - **underway currently**
- Procurement of Head Contractor - **late 2025**
- Staged Construction start - **mid 2026**
 - **Project Duration ~ 2 years**



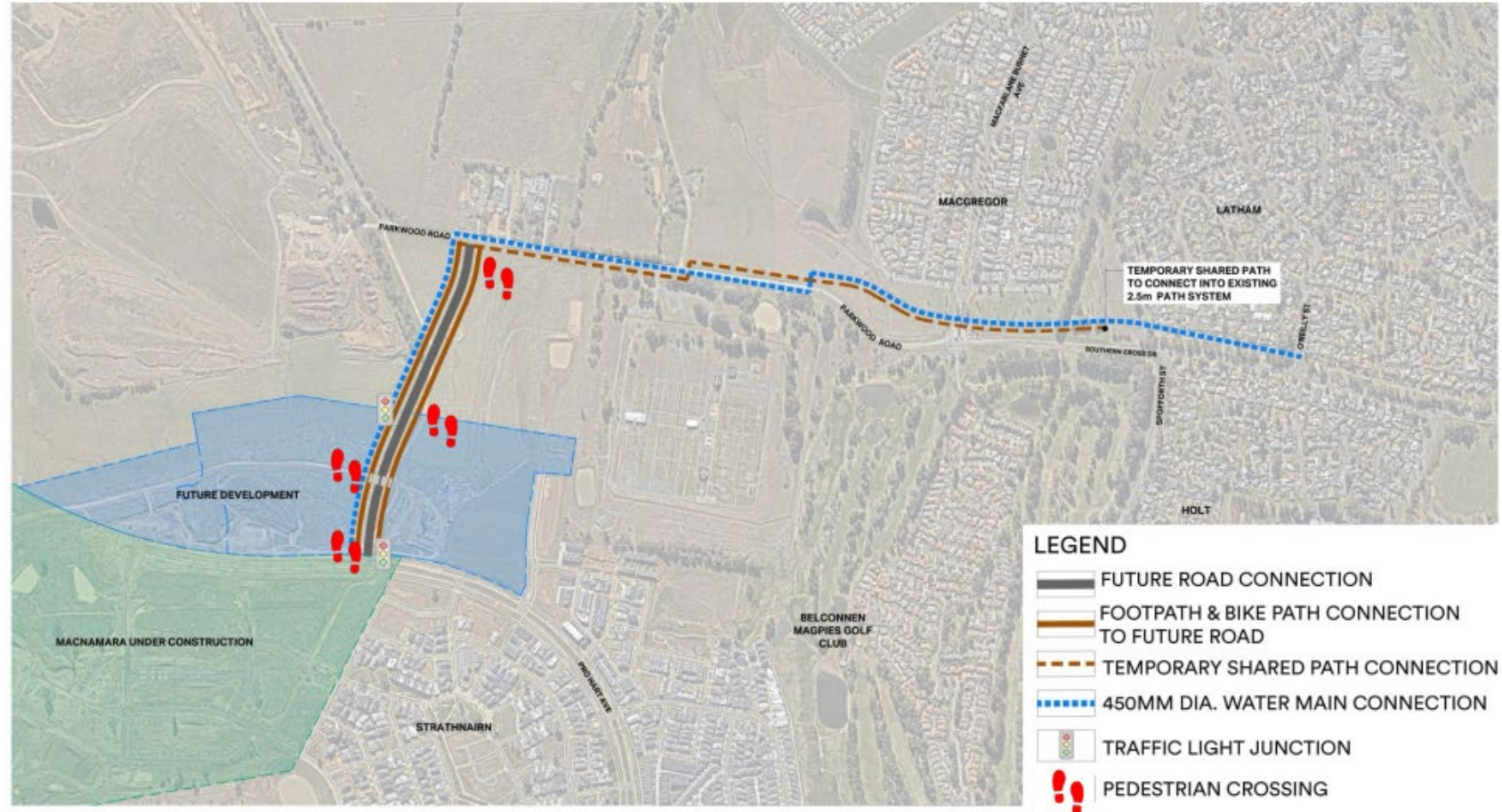
Parkwood Road Connection

Scope

- To include the construction of a connection road between Pro Hart Avenue and Parkwood Road, which will improve local road access, enhance safety, and include landscaping and off-road pedestrian and cycle paths.
- Once completed, it will serve as Ginninderry's second entry and exit point.
- A water main is also included in this works package, which will be built along the proposed road alignment and continue along Parkwood Road to O'Reilly Street, MacGregor.

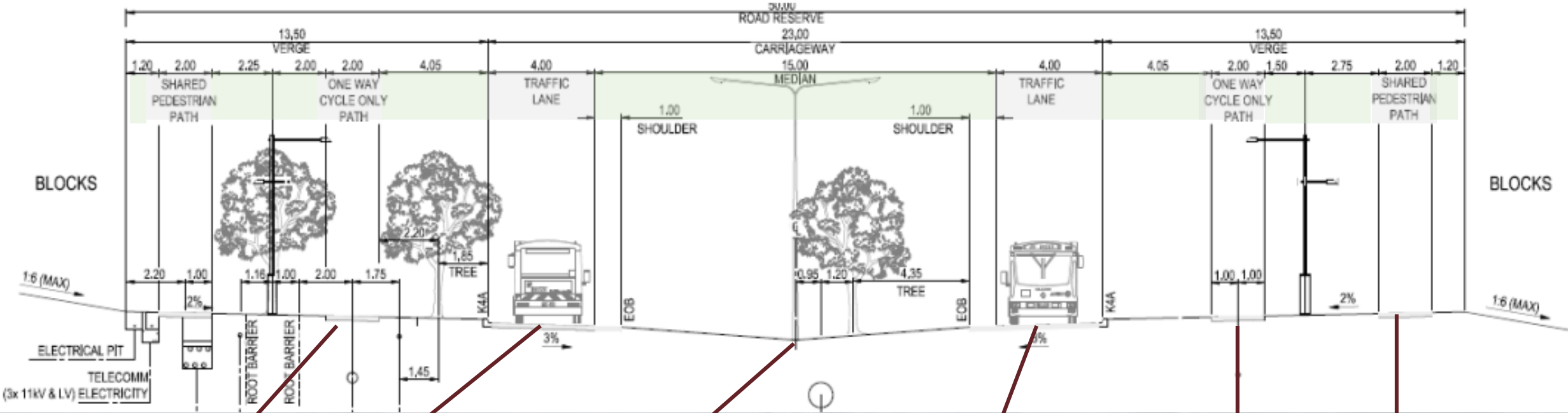
Timing

- Construction commencing Q4 2025
- Project Duration 1 Year



Parkwood Road Connection - Cross Sections

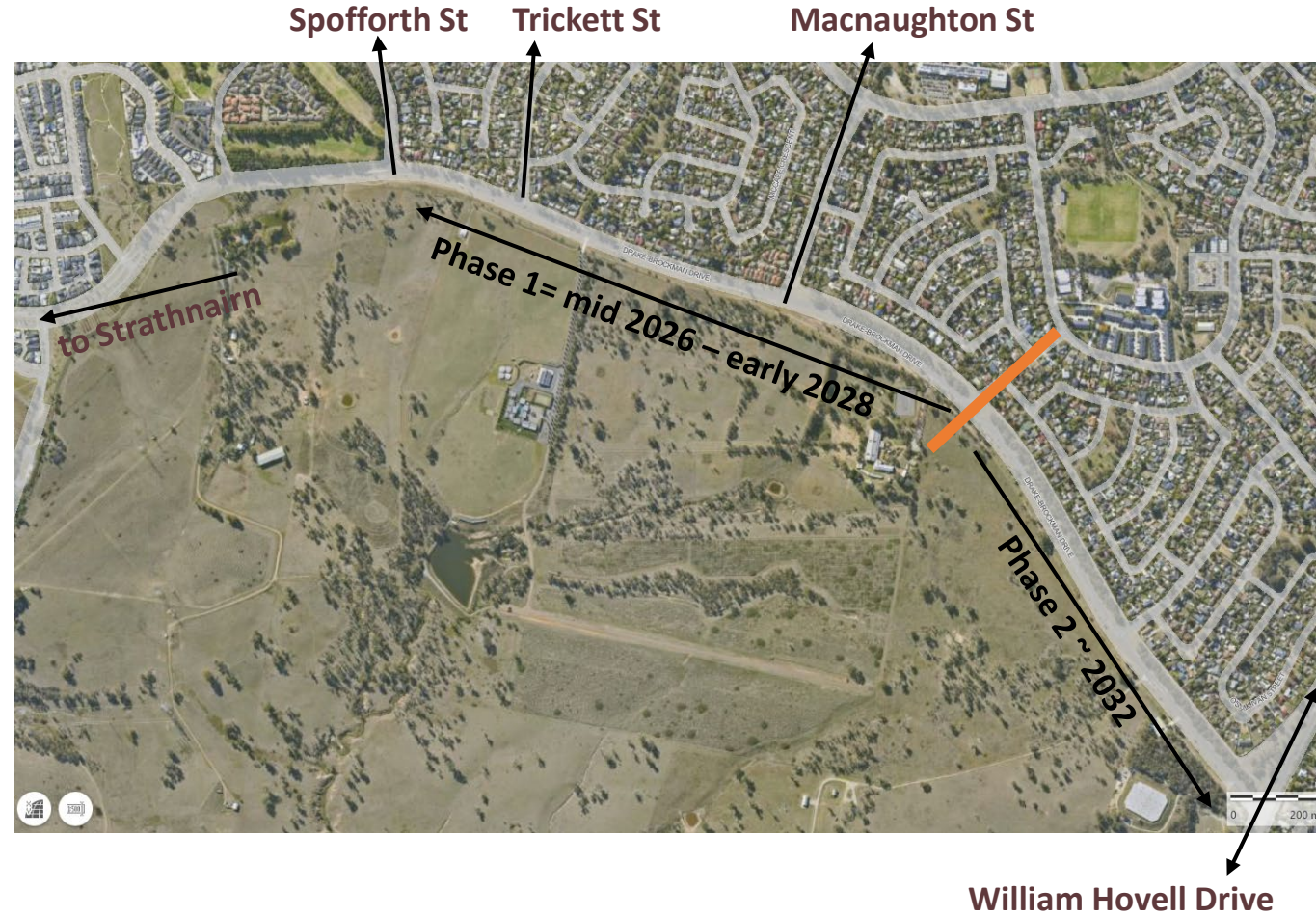
Similar to Pro Hart Avenue



Drake-Brockman Drive (DBD)

Project Updates

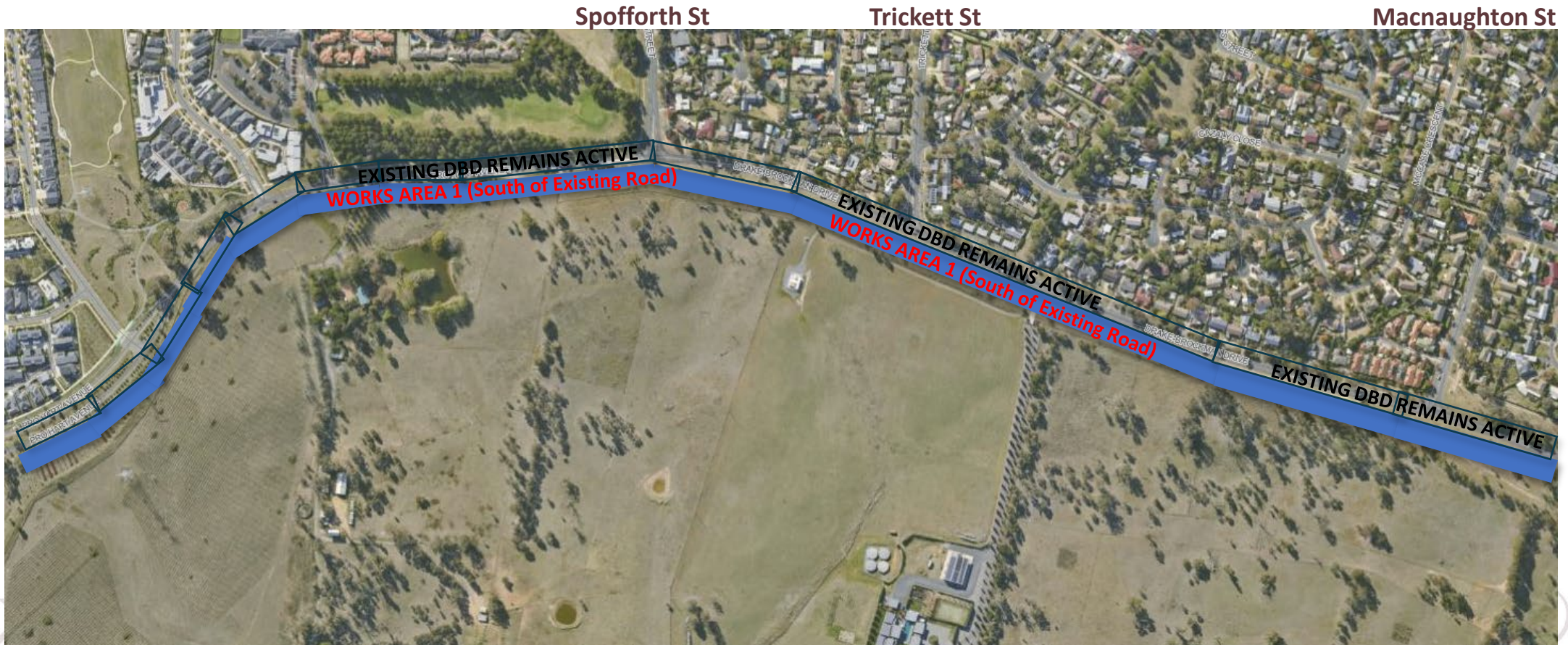
- **Road Speed** 60km/h
 - 3 sets of traffic lights being added (Spofforth St, Trickett St & Macnaughton St)
- **Urban Design Strategy finalised** early August to challenge a standard Arterial Road design outcome
- Potential to complete **full road duplication** of the Stage 2 portion of DBD now, as opposed to during Stage 3.
- **Offroad active travel/cycling** incorporated on Northern & Southern verges to align with William Hovell Drive's cycling connection into the City
- **Staging** of eventual DBD works being coordinated with Parkwood Rd timings, along with & the William Hovell Project Team to minimise construction disturbance (see following slides)



Drake-Brockman Drive

Stage 1 Works ~ mid 2026

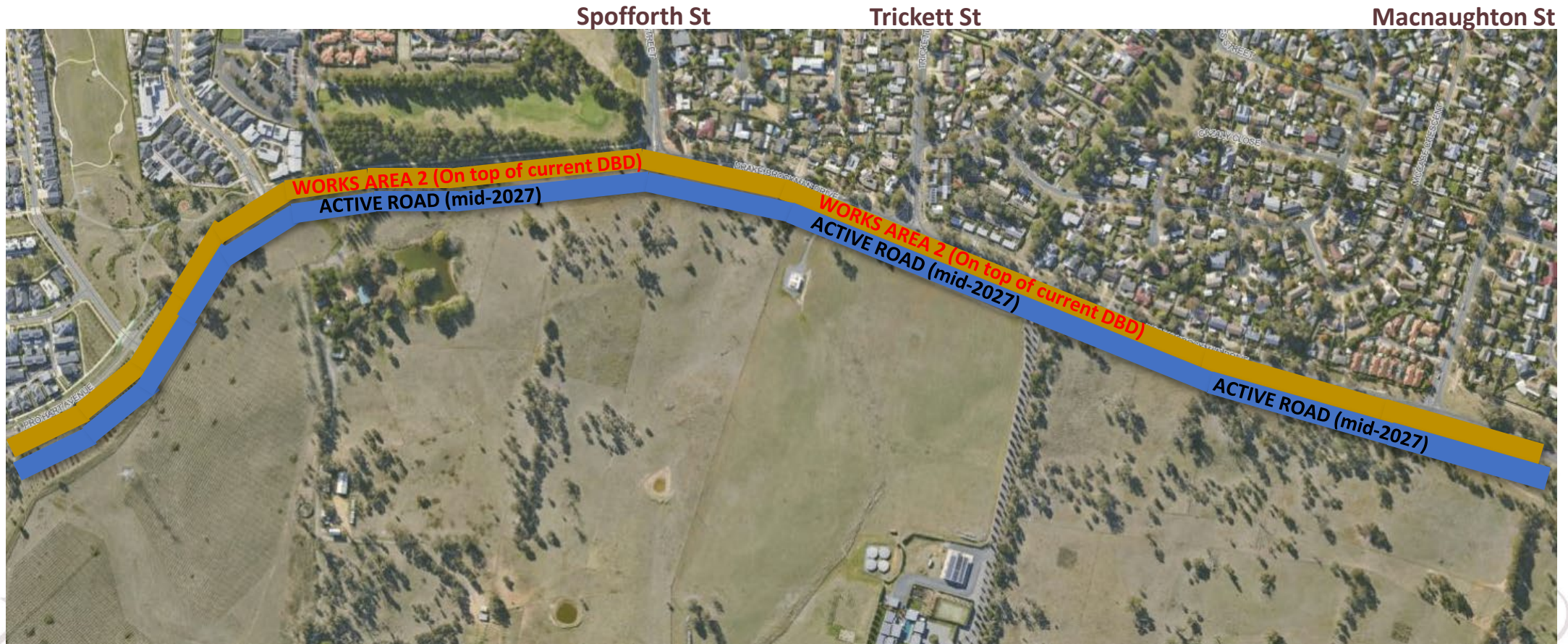
- Existing DBD road remains
- Construction on all areas South commences
- 40km/h speed limit (during construction)



Drake-Brockman Drive

Stage 2 Works ~ mid 2027

- Operational road shifts South, onto newly constructed road
- Construction on Northern areas and intersections start
- 40km/h speed limit (during construction)



William Hovell Drive Duplication

Project Updates

- **Head Contractor** to be awarded in the coming weeks
- Monthly **Project coordination meetings** underway with the DBD & WHD teams to ensure proper coordination between the projects
 - Intention is to ensure works at the DBD/WHD intersection are staged to minimise road user impact.
- Roundabout to become a signalised intersection



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William Hovell Drive duplication



On this page

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[Community benefits](#)

[Project features](#)

[Community engagement](#)

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Funding: \$107.25 million, jointly funded by the Australian and ACT governments.



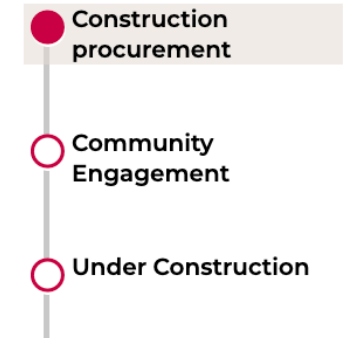
Current update

A Development Application for the project has been approved.

The construction tender process is closed and under evaluation.

William Hovell Drive duplication

Project timeline

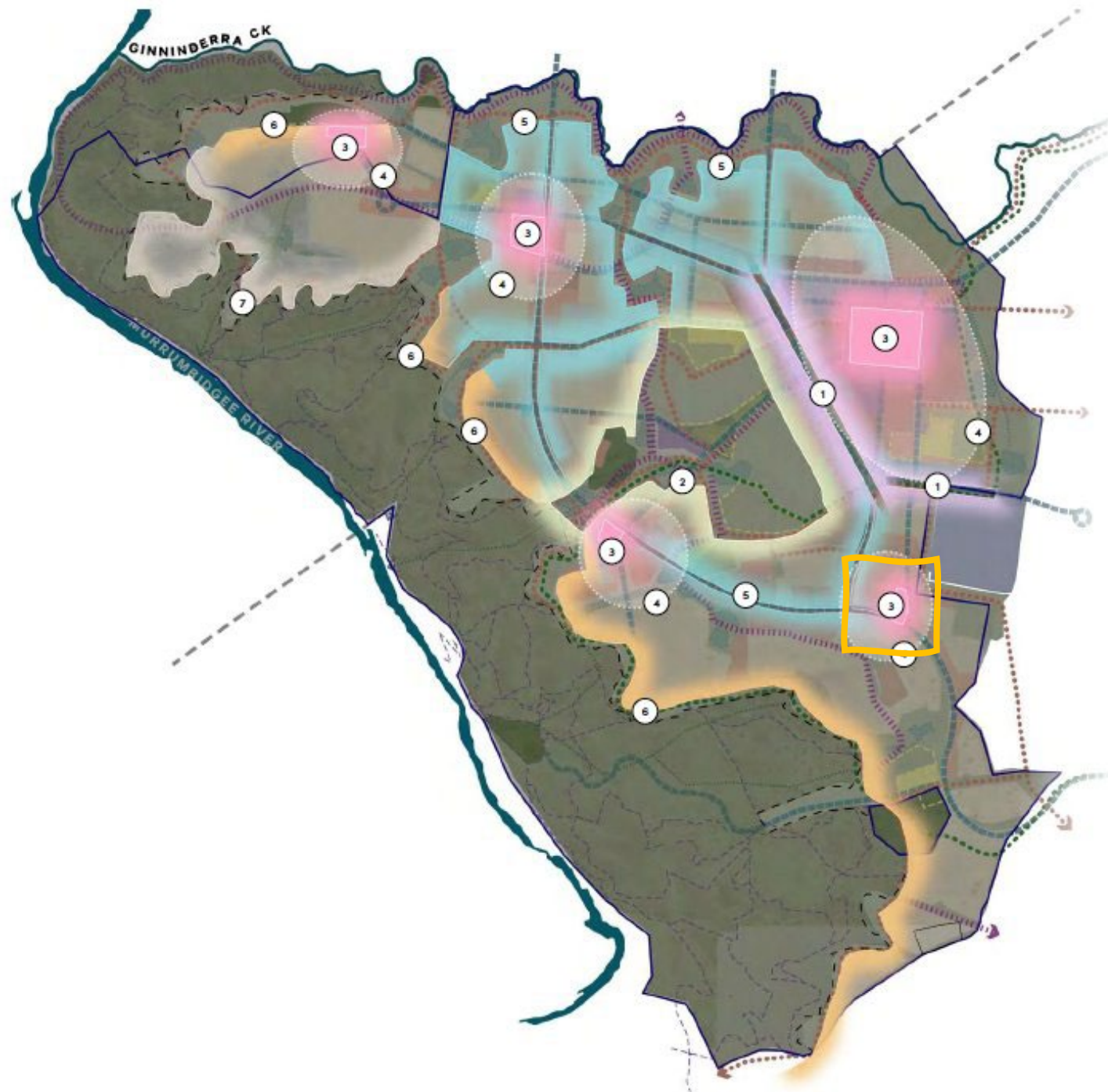


Local Centre

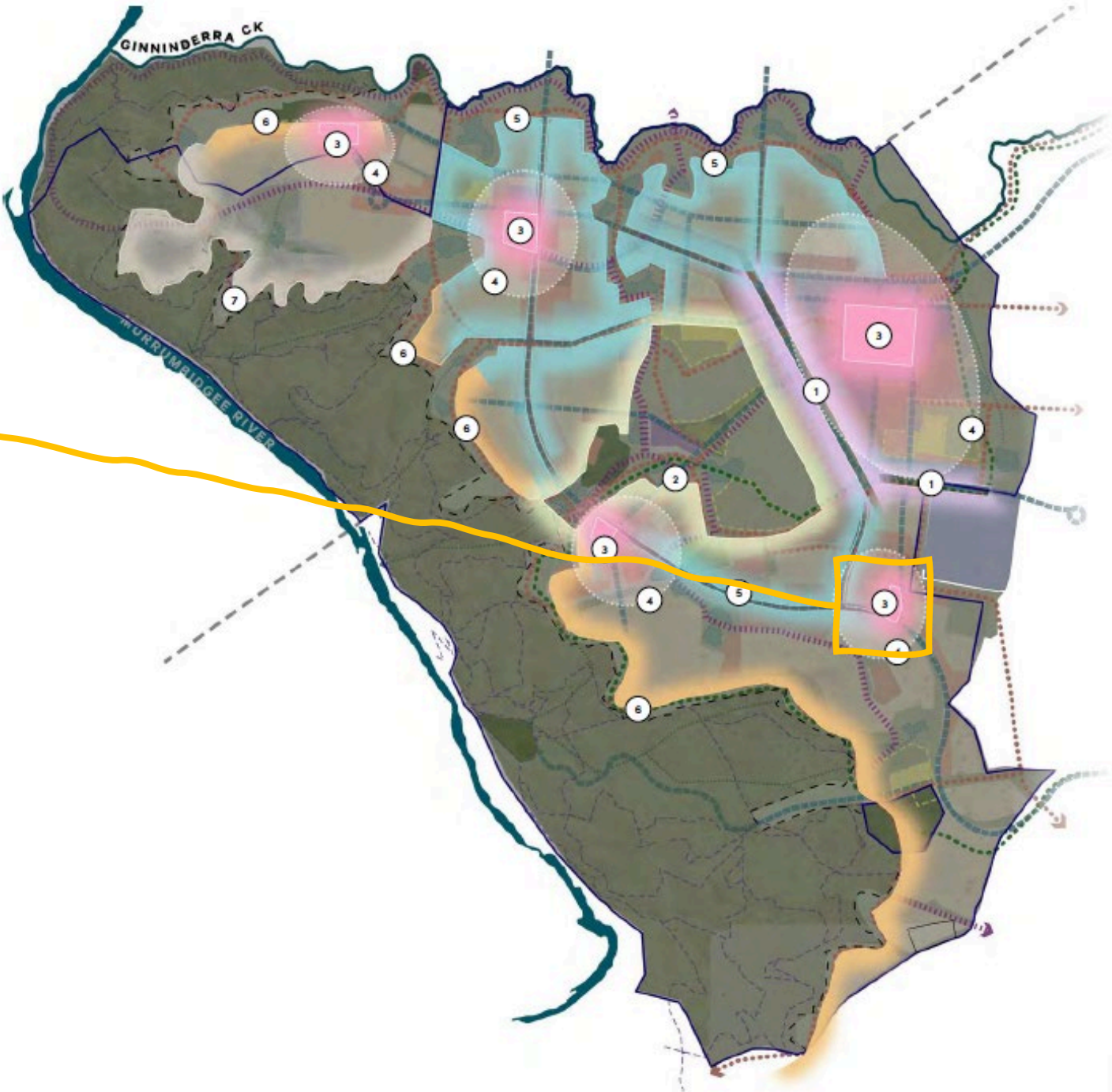
Location

Masterplan Precincts

- ① Parkwood Boulevard Interface
- ② Parklands and Belconnen Farm Interface
- ③ Centres Interface
- ④ Social Neighbourhood Interface
- ⑤ Ginninderra Creek & Movement Corridor Interface
- ⑥ Conservation Edge Interface
- ⑦ Murrumbidgee Hamlet Interface



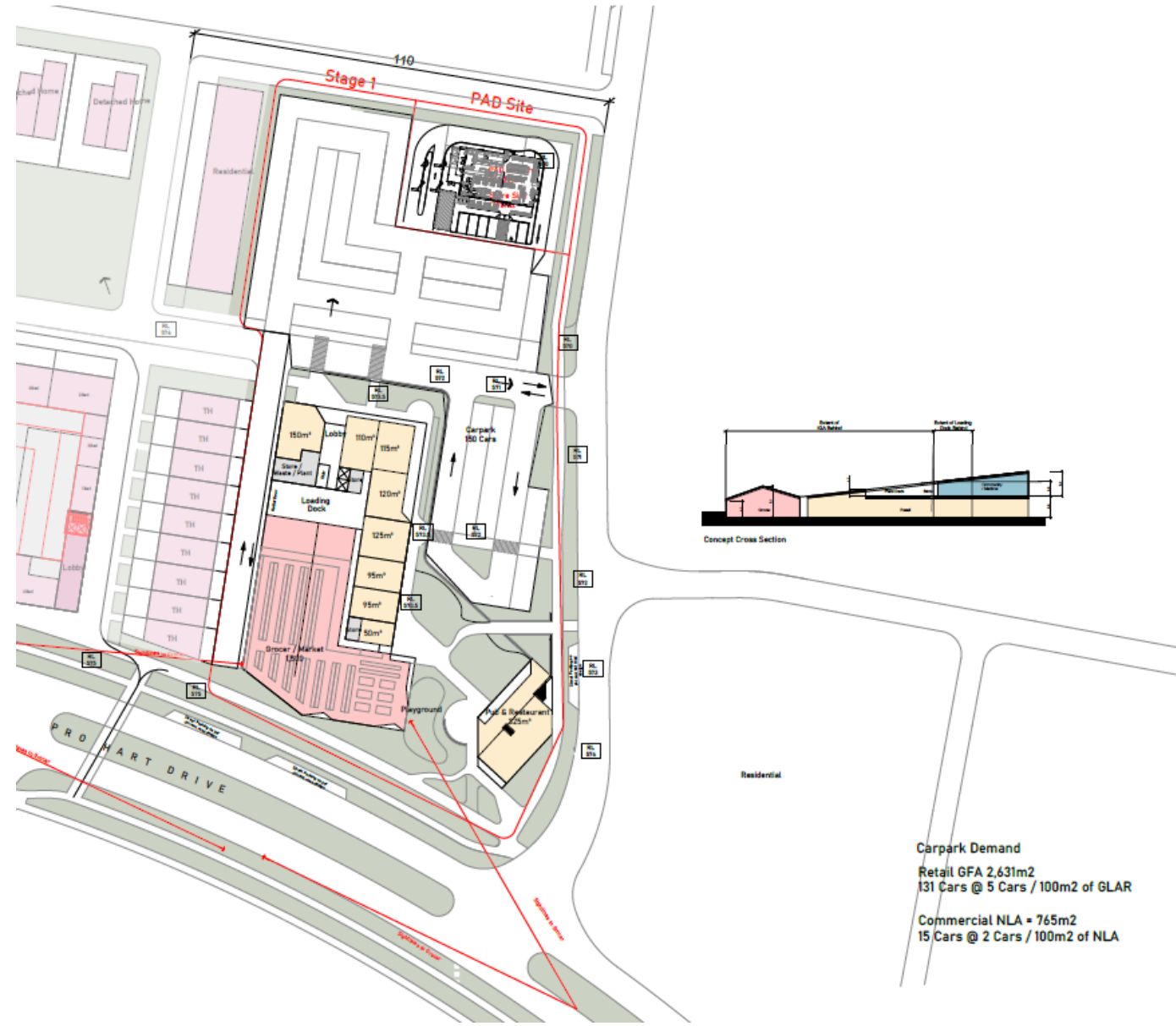
Strathnairn Local Centre



Design Evolution

What we've shown previously

- Proposed to be between 2500 and 3000sqm GLAR
- Anchored by a 1500sqm supermarket
- Proposed to include a family pub
- High-quality finishes – a valued community asset
- Convenient, on-grade cars



Carpark Demand
Retail GFA 2,631m²
131 Cars @ 5 Cars / 100m² of GLAR
Commercial NLA = 765m²
15 Cars @ 2 Cars / 100m² of NLA

What we heard

The following key themes and priorities for the local centre emerged during the activity and group discussion in November 2023:

What you said	Status
Outdoor spaces for activity , facilities and spaces that promote community connection and multigenerational involvement	Yes
Accessibility and safety , ensuring ease of access for community members of all abilities and safety to enjoy public spaces	Yes
Food and hospitality venues , locations that provide places for the community to eat and socialise	Yes
Health centre , providing a health hub that serves the varying ages and needs of the community	Yes
Community centre spaces , multipurpose spaces to access IT equipment, remote workspaces, or creative recreation	No
Community involvement , opportunities to volunteer to support the community and events	Yes

Ginninderry Community Workshop – November 2023

Listening Report – FINAL DRAFT
November 2023

communicationlink.com.au

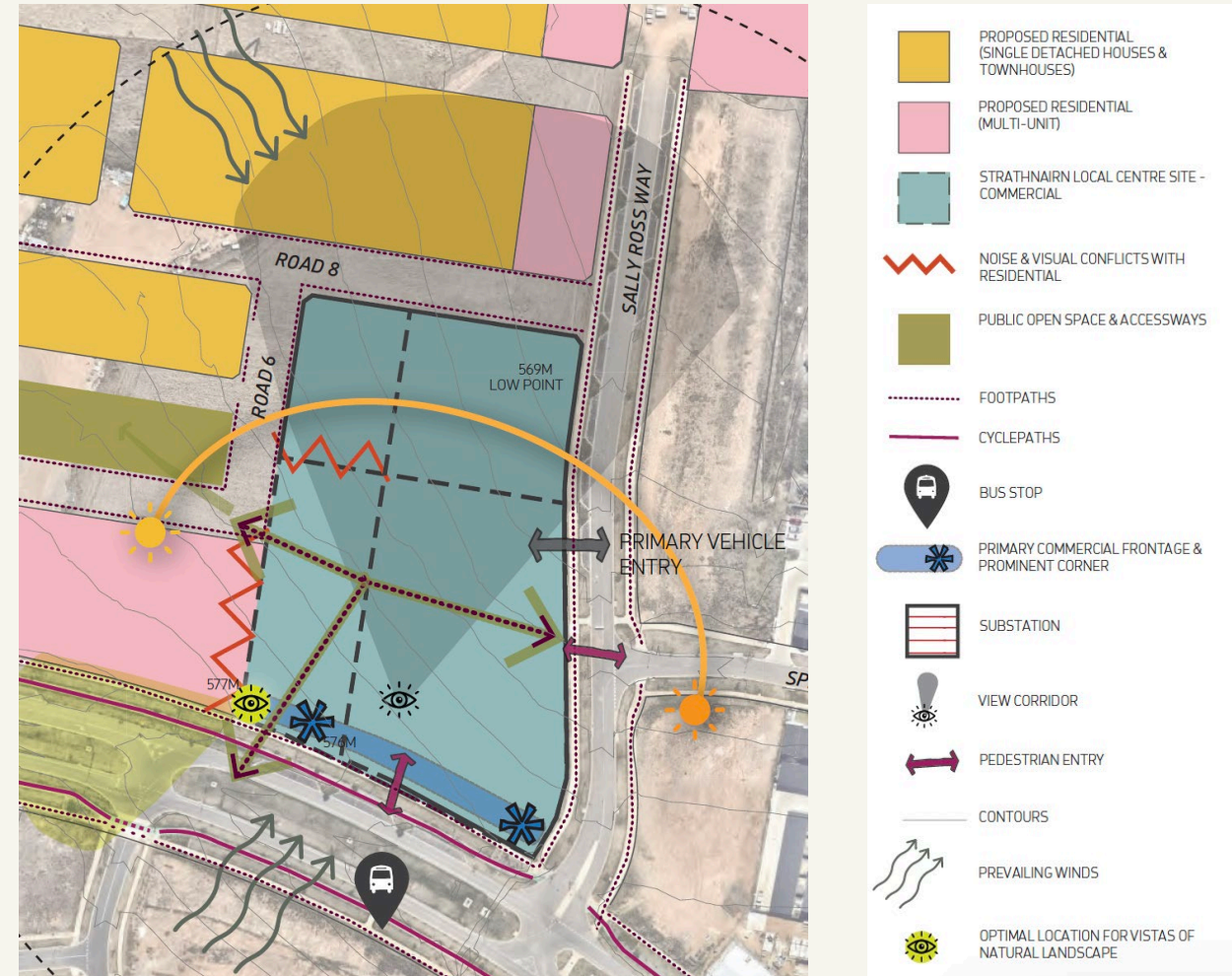
Ask.
Listen.
Understand.
Achieve.

Design Evolution

Key Changes

1. ACT Health are considering alternative sites at Ginninderry.
2. Community Space is now proposed to be focused at The Link and/or Strathnairn School.

Current Concept Design



Pedestrian Connectivity & Accessibility

- Shops on grade with carpark and 5m wide promenade
- Lift from Pro-Hart Avenue
- Focus on providing good pedestrian connectivity on all sides, including key linkage to local park



Current Concept Design

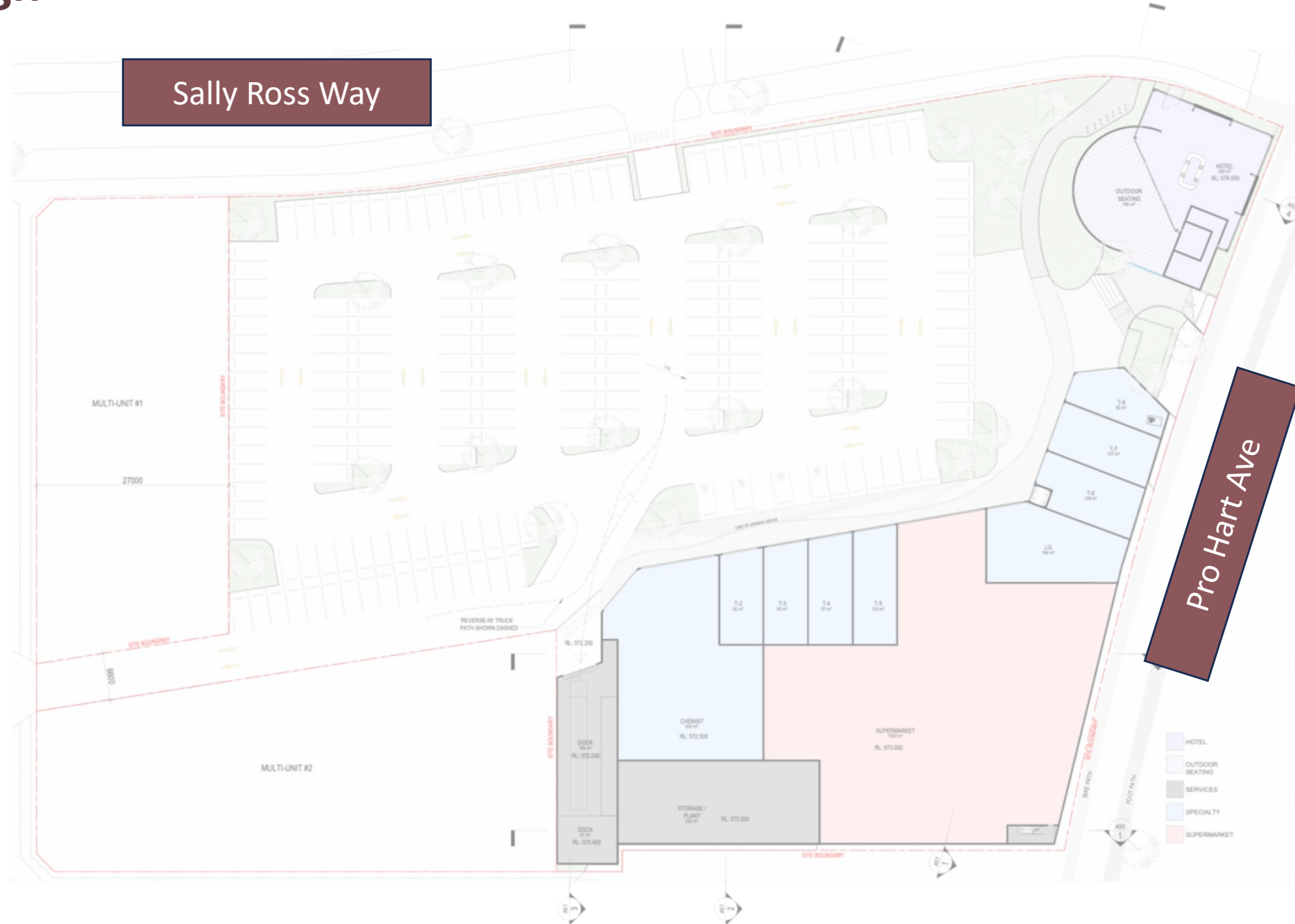
- Vehicle entry off Sally Ross Way.
- 1,500 sqm supermarket
- 500 sqm Chemist.
- Family pub / restaurant on corner of Pro Hart and Sally Ross Way.
- 8 supporting retail spaces.
- 198 car parks based on proposed uses.

Sally Ross Way

Pro Hart Ave

Current Concept Design

- First floor facing Pro Hart Avenue with pedestrian access.
- Currently proposing a Gym and Health facility.



Current Concept Design

- First floor facing Pro Hart Avenue with pedestrian access.
- Currently proposing a Gym and Health facility.

Pro Hart Ave

Next Steps & Timing

Item	Status	Timing
Expression of Interest for Supermarket and Chemist	Submissions received.	-
Community Workshop	Today	August 2025
Further design work by Architect	To do	August – October 2025
Development Application Submission (inc. detail community consultation)	To do	End of 2025
Construction	To do	End of 2026
Operational	-	End of 2027

Ideas?

Please email
enquiries@ginninderry.com
with any comments /
questions / ideas.

Bushfire Management

Bushfire Planning at Ginninderry

Bushfire Management Strategies



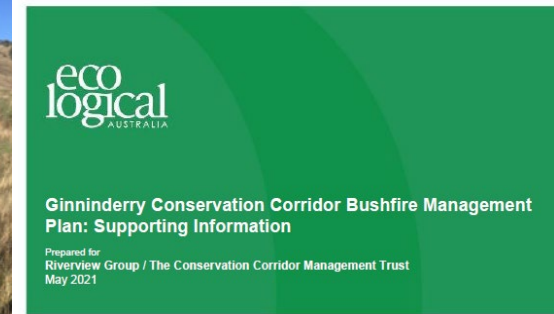
Project: 2014



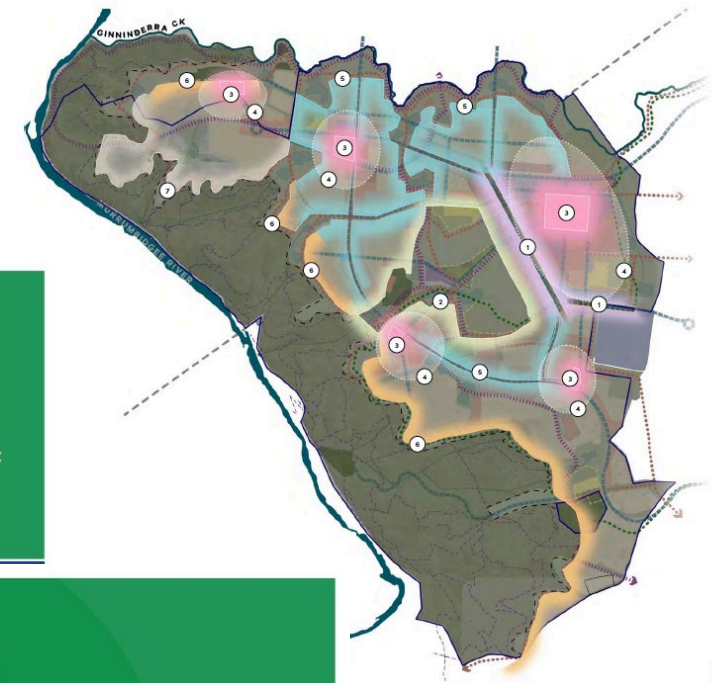
Project Update: 2017



Corridor: 2020



Corridor Update: 2021



Bushfire Planning at Ginninderry

Corridor BMP 2021 – Easy Reference Poster Considers:

- Fire history
- Vegetation communities
- Natural values
- Fire interval thresholds
- Prescribed burning schedules
- Planned burn guidelines
- Monitoring & evaluation
- Action plan

Proposes:

- Fire management units
- Fire intervals



Ginninderry Conservation Corridor Bushfire Management Plan

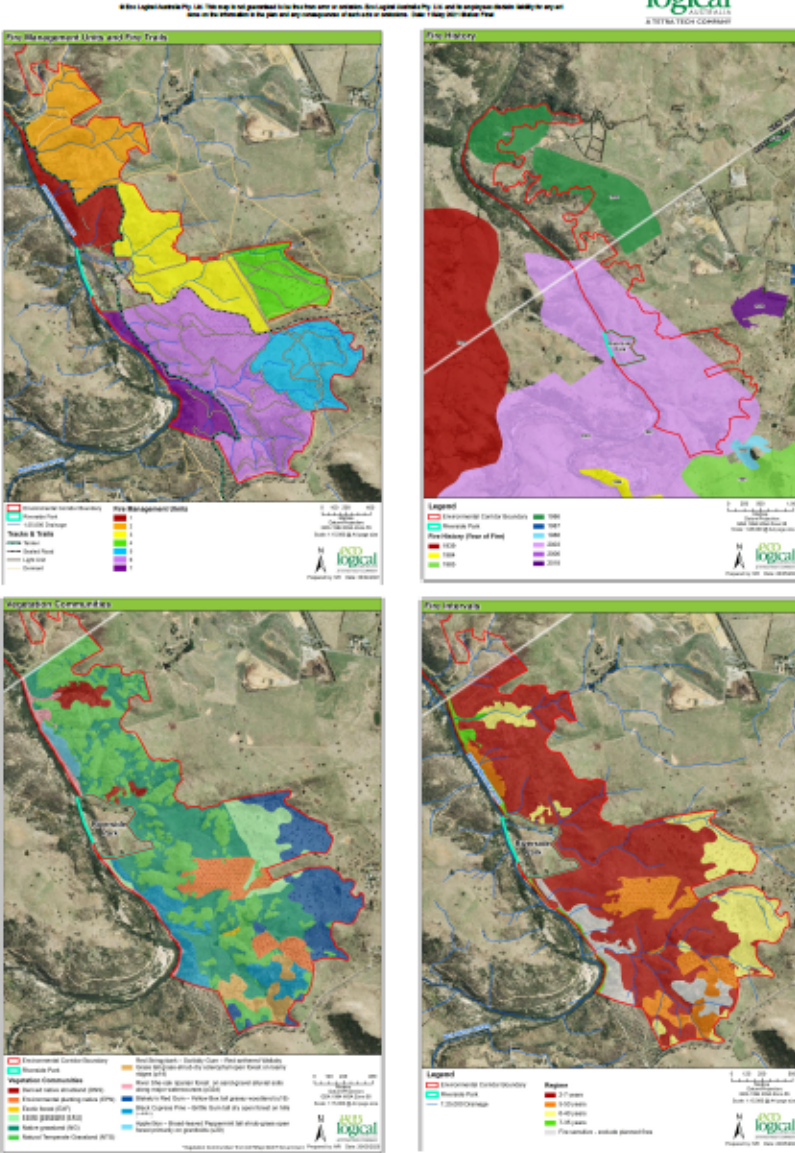


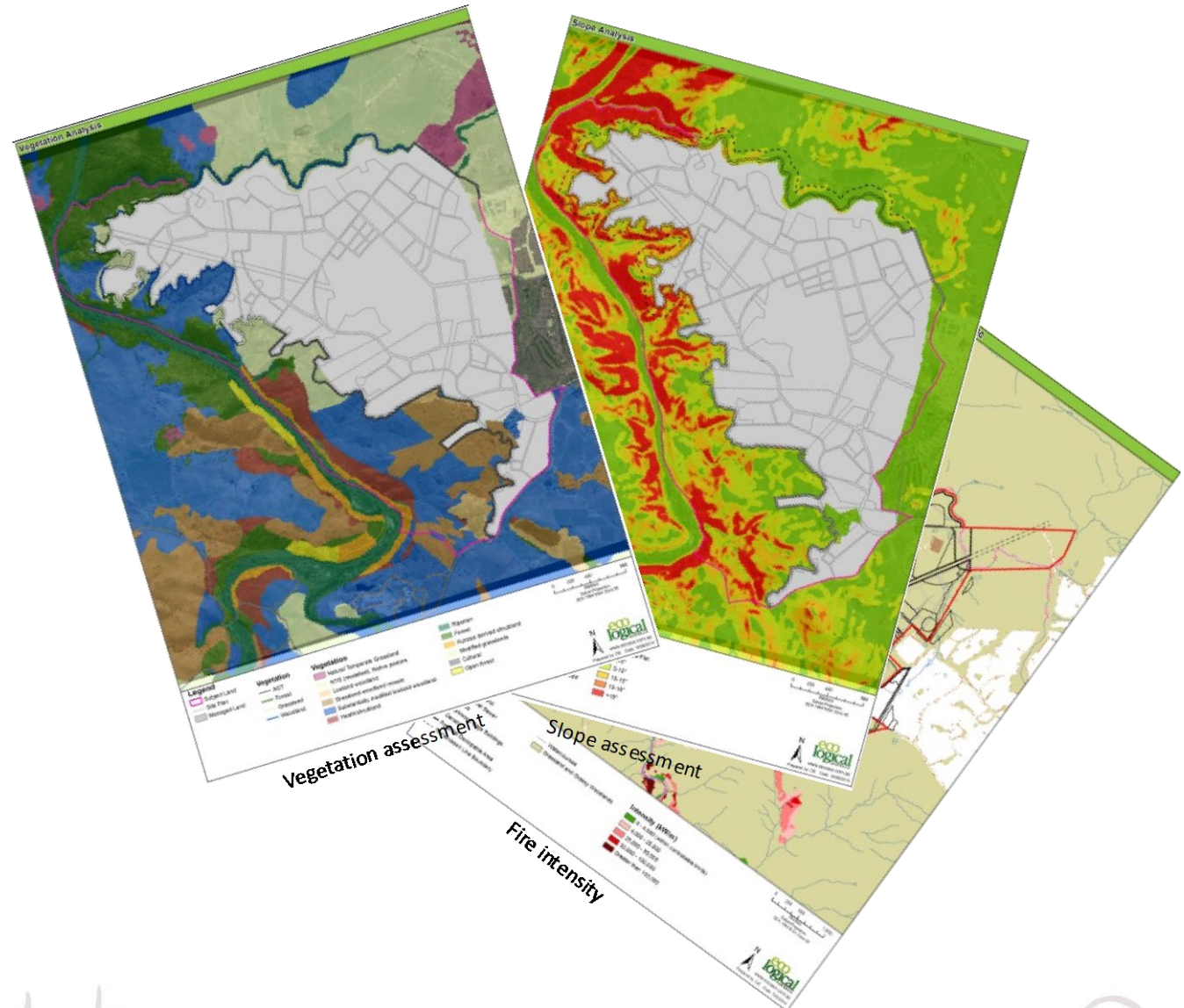
Table 4: Planned Burn Objectives			
1.	Identify burn units that require burning from the schedule (Table 4 and Maps 1 and 2) and determine planning, ideally planning should start 12 months ahead of the intended burn season.		
2.	Major burn units must be reviewed for the current season and future seasons, taking into account the vegetation to be burnt and the recommended fire regimes.		
3.	Prescriptions for planned burning should follow the Biological Guidelines to Fire, Fuel and Asset Management Operations (ACT Government 2018), PCR prescribed burn planning process and use of the Prescribed Burning Decision Support Tool.		
4.	A detailed written operational plan is required for each individual burn. To prepare this plan, field inspection will be required to assess fuel, natural values and the condition of the vegetation and condition of boundaries. More often burns to be planned are noted below. The boundaries of units may be modified from those indicated on Map 1 where considered necessary.		
5.	Consult Table 1 for any threatened species and actions required, for example, consulting specialists of individual burn and actions. Note any seasonal restrictions on burning.		
6.	Consult neighbours, user groups and community groups when preparing the operational burn plan to identify any issues that may impact the burn operation.		
7.	Consult weed managers to plan any pre-burn and post-burn weed treatment. Ensure that all equipment, vehicles and tools are as clean as practicable before entering the Conservation Corridor, including removing mud and soil from tyres, wheel axles and the underneath of vehicles.		
8.	Large old trees should be protected from burning as far as practical (e.g. clearing fuels, setting down) to protect habitat.		
9.	If insect periods are present in the burn unit then do not burn in spring or summer.		
10.	The impact of smoke on neighbours should be managed in accordance with best practice as guided by PCR work with the Victorian Government and the Bureau of Meteorology on a national smoke management program.		
11.	Conduct post-burn evaluation of fuel level and any revision of prescriptions required for future burning.		
12.	Map and record the burn boundary in GIS.		
13.	Monitor targeted species and vegetation structure.		
Table 5: Monitoring & evaluation			
Action		When	
1.	Fire history: record all fire events, both planned and unplanned, in a GIS database, including categorical estimates of the intensity and post-fire fuel status: surface, litter, surface, exposed and both fuel status ratings. This is a key element of monitoring and the highest priority because it enables fire managers and researchers (e.g. university students) to undertake investigations at any time in the future that may inform adjustment of the planned fire regimes.	After each fire event	
2.	Conduct fire risk assessment due to potential hazard of falling limbs and trees.	After each fire event	
3.	Understand the value of several species to monitor at specific monitoring points and record number of cover and abundance over a specified area. At least 2 monitoring points.	Once per burn cycle, ideally 5 years post burn	
4.	Forest structure: collect photographic monitoring points to monitor change in density, age and cover of trees and shrubs. Include categorical descriptions of tree and shrub health. At least 2 monitoring points.	Once per burn cycle, ideally 5 years post burn	
5.	Support central bodies subject to available resources, record and map the collection of habitat foraging and nesting over successive seasons.	Annually in early summer	
6.	Record all species monitoring data in a management database linked to GIS.	Every year	
Table 6: Action Plan			
Strategy	Action	When	Responsibility
Hazard management at Conservation Corridor boundaries with threatened plants and future residential development (Map 1)	1. Appropriate hazard management areas maintained within private properties around houses.	Annually	Riverside Park management and neighbouring property owners (once future development occurs)
Planned burning (Map 2)	2. Quarterly awareness program to inform future neighbours.	Every 2 years	Conservation Corridor Manager (CCM)
Planned burning (Map 2)	3. Planned burns conducted in accordance with schedule (Table 3) and guidelines (Table 4).	Autumn / spring of scheduled year	PCB with support and advice from CCM
Fire trails (Map 3)	4. Primary access trails: twice the clearing, slashing and surface maintenance.	Checked each spring and maintain as required	CCM/PCB
Preparedness and response	5. Pre-season briefing and sharing of information (e.g. at multi-agency pre-season briefing).	Oct-Nov each year	CCM and PCB
	6. Emergency response plans for relevant Riverside Park and community organisations to include evacuation procedures for bushfires.	Plan and review annually	CCM highlight need with Riverside Park managers and community organisations; relevant community group prepare with advice from SDA.
Monitoring and evaluation	7. Response operations consider this bushfire plan (e.g. values, burning progress).	Every bushfire	SDA/PCB with liaison and advice from CCM
	8. Monitoring and evaluation undertaken as indicated in Table 5.	Periodically	CCM

Bushfire Planning at Ginninderry

Bushfire Management Strategies

Consider:

- Legislative & policy requirements of ACT & NSW
- Building Code of Australia
- Australian Standards
- Bushfire prone lands mapping of the ACT & NSW
- Building codes of ACT & NSW
- Vegetation
- Slopes
- Predicted fire intensity
- Dynamic fire propagation
- Vorticity-driven lateral spread (VLS)
- Eruptive fire behaviour (EFB)

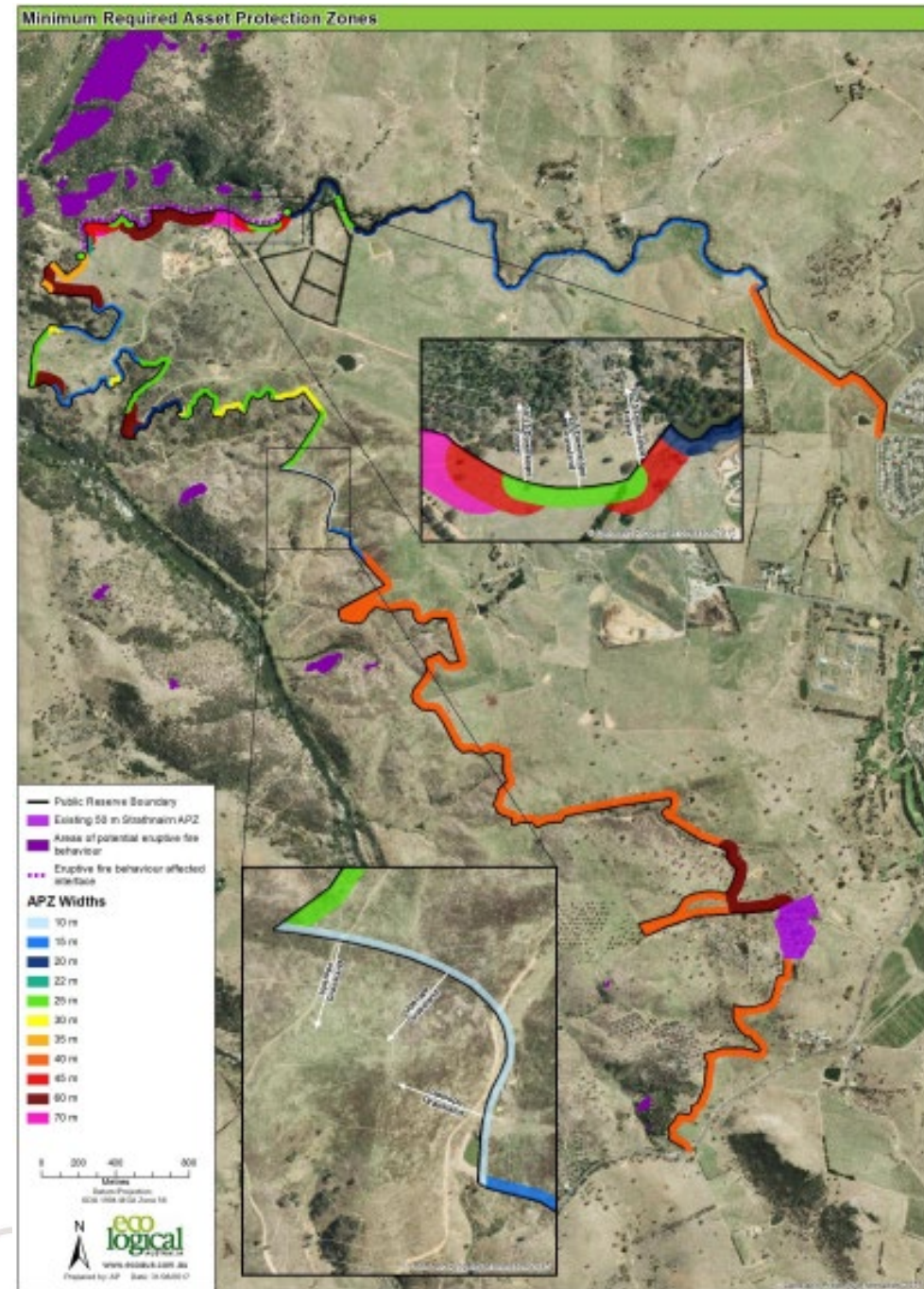


Bushfire Planning at Ginninderry

Bushfire Management Strategies

Recommendations:

- Establish Asset Protection Zones (APZs) – **Adopted**
- Expansion of ember protection to dwellings – **Adopted**
- Fuel management within APZ – considering ecological values – **Adopted**
- Non-combustible infrastructure within APZ – roads etc. - **Adopted**
- Well-designed road system – **Adopted**
- Underground services – **Adopted**
- Compliant water supplies – **Adopted**
- Emergency response planning – **Ongoing with ESA**
- Utilise interim APZs & perimeter roads – **Adopted**
- BAL 12.5 applied to development – standard construction Type C – **Ongoing with homeowners**
- Vulnerable developments located further from hazard – **TBC**



Bushfire Planning at Ginninderry

Development Process

- Overall project studies undertaken - complete
- Detailed stage planning undertaken
 - each development stage has its own Bushfire Management Plan (BMP) prepared
- Development application submitted and assessed
 - BMP approved
- Subdivision contractor procured
 - must comply with BMP, development conditions and Construction Environmental Management Plan (CEMP)
- Home approval & construction
- Research on bushfire resilience and planning



Bushfire Planning at Ginninderry

Proposed Research Streams/Topics and Required Outputs

Planning and Strategy	Suburb/Estate Design	House Design	Community Resilience	Ember Steering Committee
<ul style="list-style-type: none"> - Review and provide input into: <ul style="list-style-type: none"> - ACT Bushfire Management Strategy - NSW Bushfire Management Strategy - Ginninderry Conservation Management Trust Bushfire Management Strategy - Review Cultural / cool burn approaches to land management and compare to the standard fire strategies for ability to manage fuel loads, manage bushfire risk, enhance faunal and floral communities, protect soil resource, control weed growth, aid rehabilitation & regeneration of native vegetation. - Review ecological grazing as a management technique. - Target tree densities/composition in the Corridor to minimise suburban fire risk - Does anything we do in the Corridor mitigate the suburban risk in extreme fire conditions? 	<ul style="list-style-type: none"> - Review of masterplan and identify any issues that could be addressed in future planning. - High level bushfire threat assessment - Review vegetation mapping and identify any gaps/further assessment areas - Review of Strathnairn and Macnamara EDP designs and outcomes - Review of WSUD proposal for Ginninderry and assess whether this can be incorporated into the bushfire management strategy 	<ul style="list-style-type: none"> - Review Strathnairn and Macnamara Housing Design Requirements - Provide advice on additional house level inclusions to reduce bushfire risk (ie. materials selection, landscaping, layout etc.). Review to include a cost benefit analysis - Builder engagement – advice to builders on how to navigate through compliance for best practice 	<ul style="list-style-type: none"> - Provide information to residents/workers/visitors of Ginninderry on bushfire risk and mitigation efforts - Resident Factsheet/ Information on living at Ginninderry and bushfire considerations - Consideration of community participation in Bushfire protection measures (eg Community Fire Unit) 	<ul style="list-style-type: none"> - Peer Review/ Involvement in the ACT Government's Ember Steering Committee
OUTCOMES/ OUTPUTS				
<ul style="list-style-type: none"> - Revised/updated bushfire management plans that incorporate multiple techniques to manage risk - Mapping/identification of hazards/gap analysis 	<ul style="list-style-type: none"> - Technical and Design Standards created to address the following (as a minimum): <ul style="list-style-type: none"> - Asset Protection Zones - Urban Interface with the Conservation Corridor - Density - Landscape - Road Layouts - Propose exemplar methods/concepts for future EDP stages 	<ul style="list-style-type: none"> - Exemplar House Display in Display Village - Inclusion of requirements for Housing Design Requirements - Building for Bushfire Best Practice Guide - Series of resident and builder workshops 	<ul style="list-style-type: none"> - Resident Factsheet/Workshops (emergency response planning) - Advice on whether a Community Fire Unit is required/needed 	<ul style="list-style-type: none"> - Attendance at meetings as required - Review of research findings once drafted/published.

Project Updates

Projects and Initiatives



This is Ginninderry's home of Development Projects and Initiatives, designed to transparently share information about short and long-term projects that will impact residents and the wider community.

Retrospective information will be added over time while we endeavour to upload new information as it becomes available.

Recent Updates

4 August 2025
Strathnairn School – The school has officially been named Strathnairn School!
Named after its location in the vibrant new suburb of Strathnairn, near the Murrumbidgee River, this location holds great cultural and conservation significance, alongside the renowned Strathnairn Arts precinct.
Soon the community will have the exciting opportunity to help shape the identity of the school by having their say on options for uniform and school logo design. We will let you know when its time to have your say!

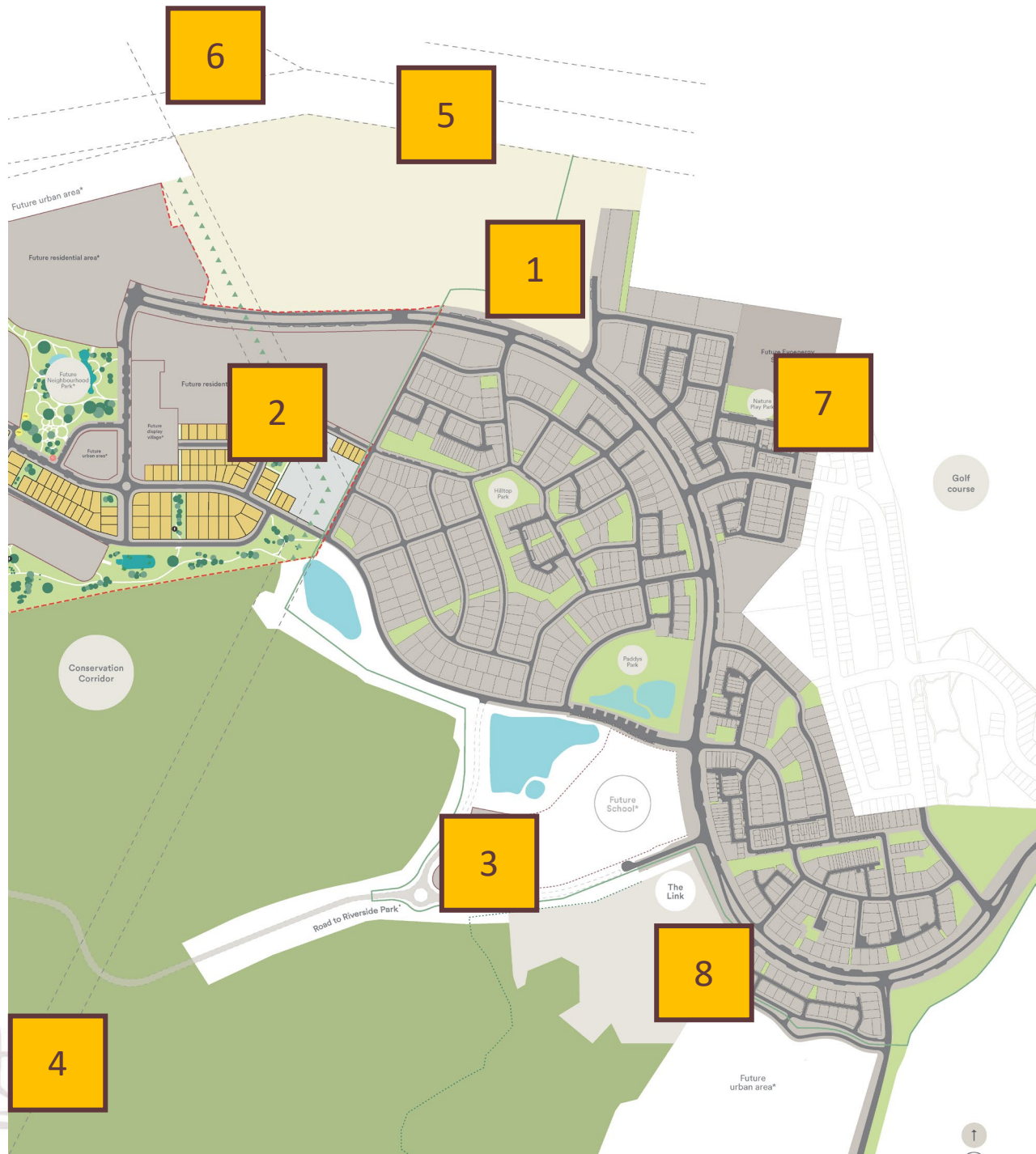
7 May 2025
Drake-Brockman Drive Upgrades – Response to Conservation Council ACT Petition

6 June 2025
Macnamara Neighbourhood 02 – Offsite Works & Parkwood Rd Connection – Upcoming Information Session
Hear about the scope and timeline of the upcoming works and ask any questions you may have.
Wednesday 25 June, 6:00 – 7:30 pm
The Link Community & Information Centre , 1 McClymont Way, Strathnairn, 2615
Light refreshments will be provided.
RSVP here.

15 April 2025
Proposed Transmission Line Relocation – Environmental Impact Statement – Public Notification

Projects & Initiatives

1. Planning
 - Macnamara EDP2
 - DA approved.
2. Macnamara
 - Settlements in Stage 1E commencing from 11 September for 134 Dwellings.
3. Future Urban Area Block
 - Request for Tender ongoing – preferred proponent identified.
4. Riverside Park
 - Initial DA Rejected. GJV working with GCT on a reconsideration submission by October 2025.
5. Transmission Lines
 - EIS Entity Comments received. Next Step = Environmental Significance Opinion and Environmental Impact Statement approvals – expected by end of 2025 to submit the DA
6. Ginninderry Regeneration Precinct
 - Southern Pathway Break under construction.
7. Ginninderry Tool Library
 - Tools have been purchased.
 - Looking for a new Tool Library Manager
8. HelpingACT Food Storage





FORMER
LANDFILL SITE

BELCONNEN
PONY CLUB

PROJECT
SITE

TRANSGRID
SUBSTATION

FUTURE EVO
ENERGY ZONE
SUBSTATION

MACNAMARA EDP1

MACNAMARA EDP1

STRATHNAIRN
STAGE 2

STRATHNAIRN
STAGE 2

GINNINDERRA
ESTATE

PARKWOOD ROAD

ROAD 140

PRO HART AVENUE

PRO HART AVENUE

SPELDEWINDE ST

PRO HART AVENUE

PRO HART AVENUE

PAYNE SCOTT WAY

ASIMUS AVENUE

JILL LANDSBERG TERRACE

WALTON WAY

ROSE ST

LIONEL

MAKINSON ST

LANDSBERG TCE

CHRIS

WILM

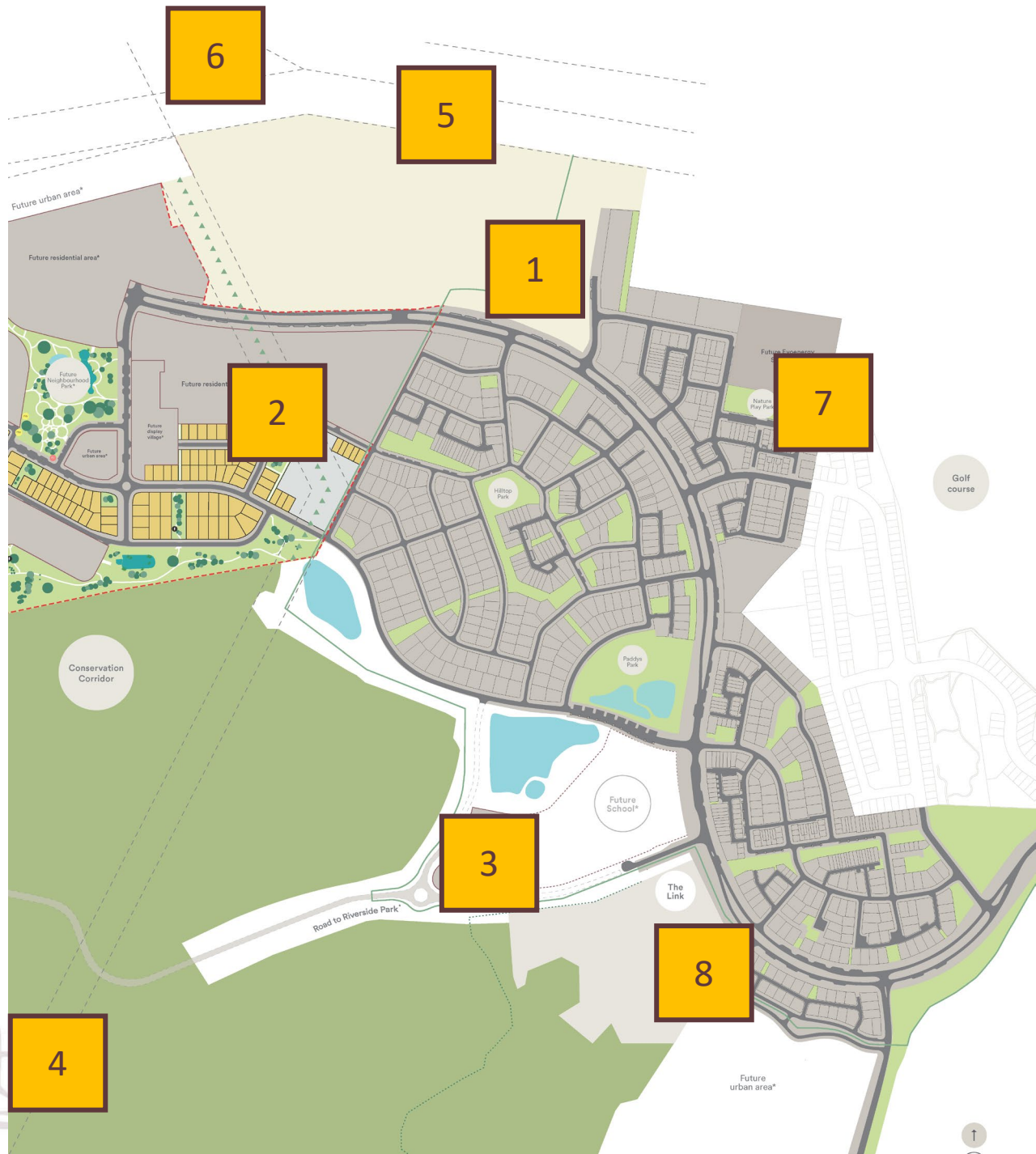
HOCHMEIER ST

RACHEL

ASIMUS AVENUE

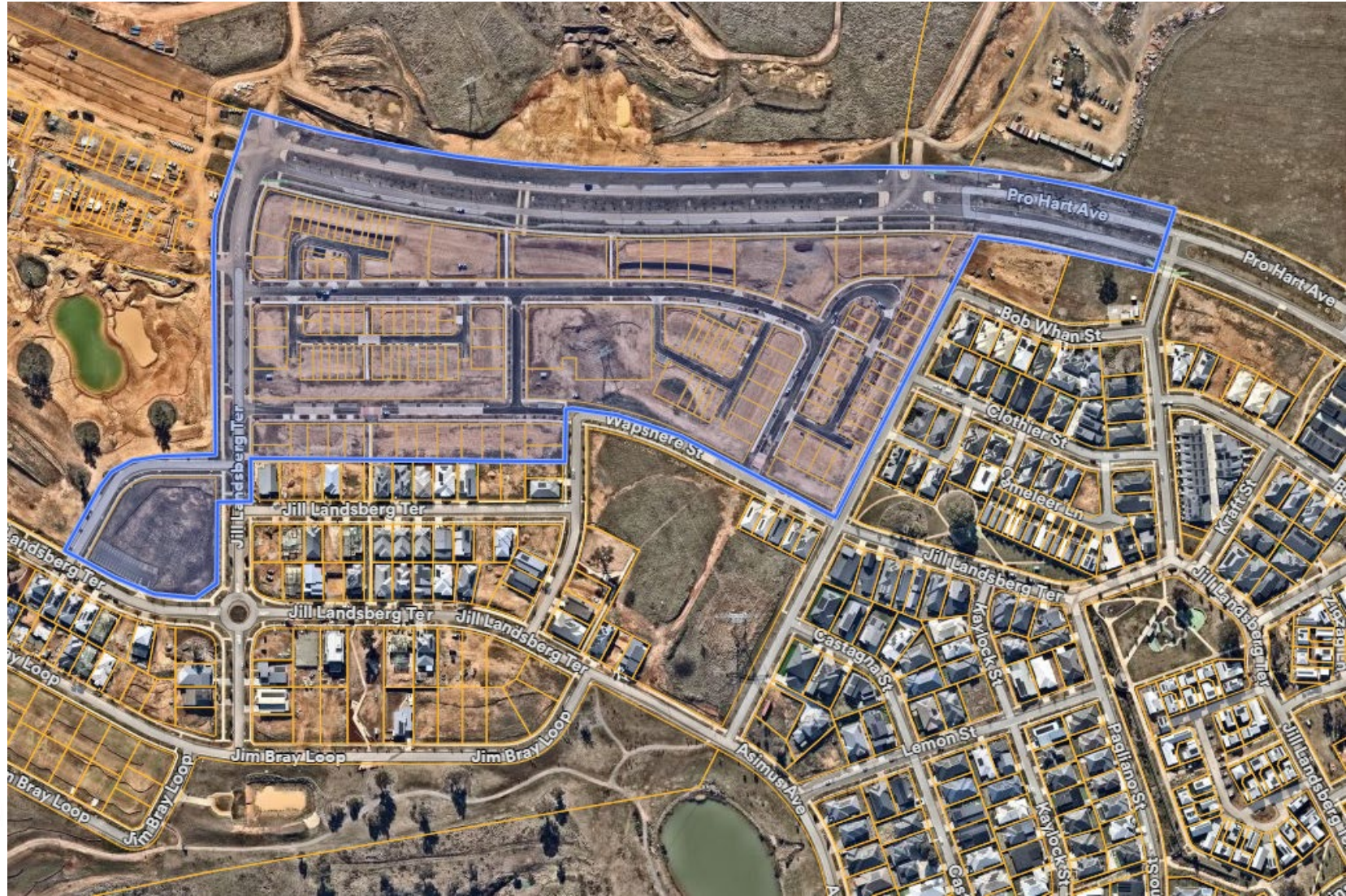
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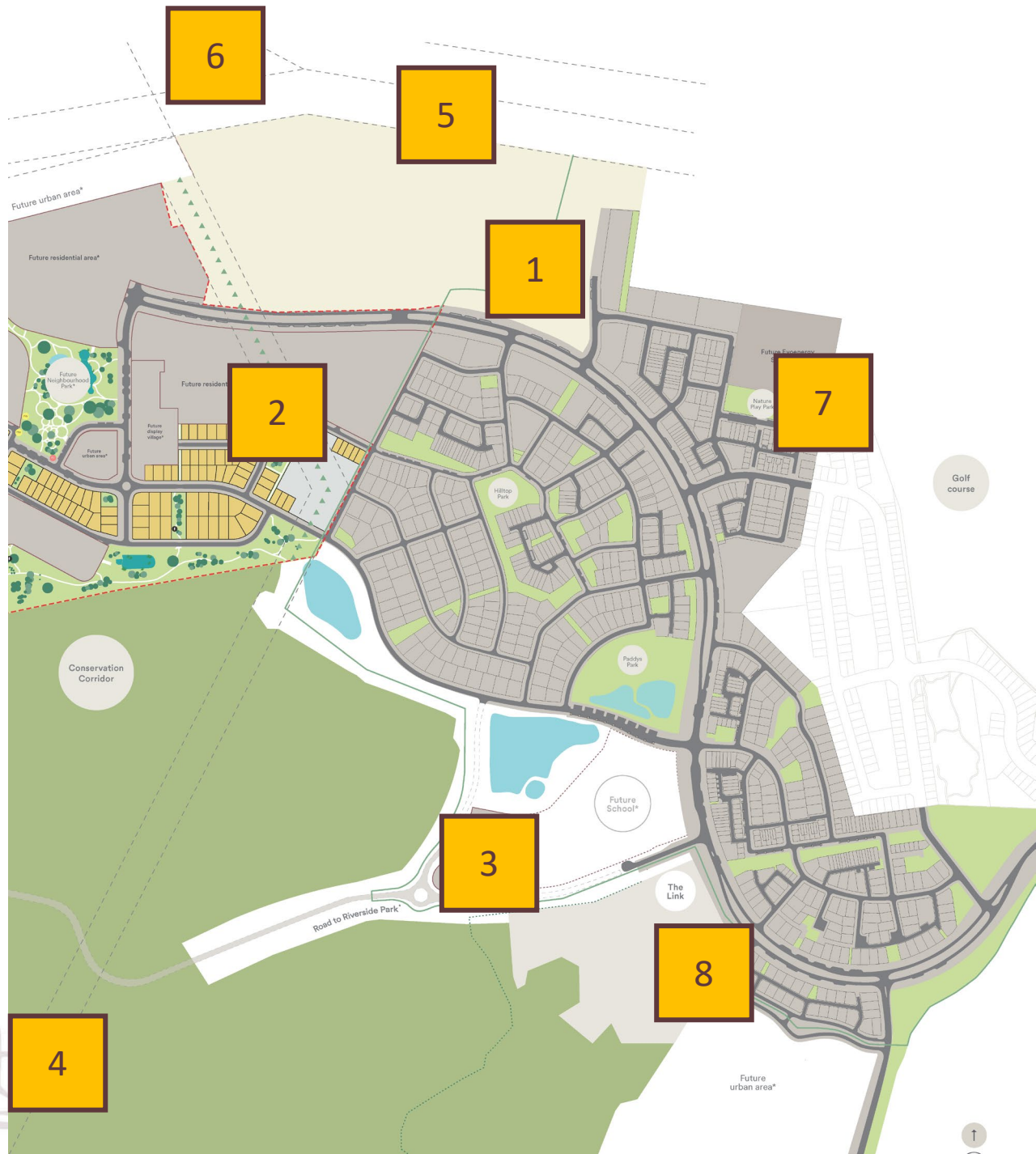
Pro Hart Ave & Macnamara Stage 1E Opening

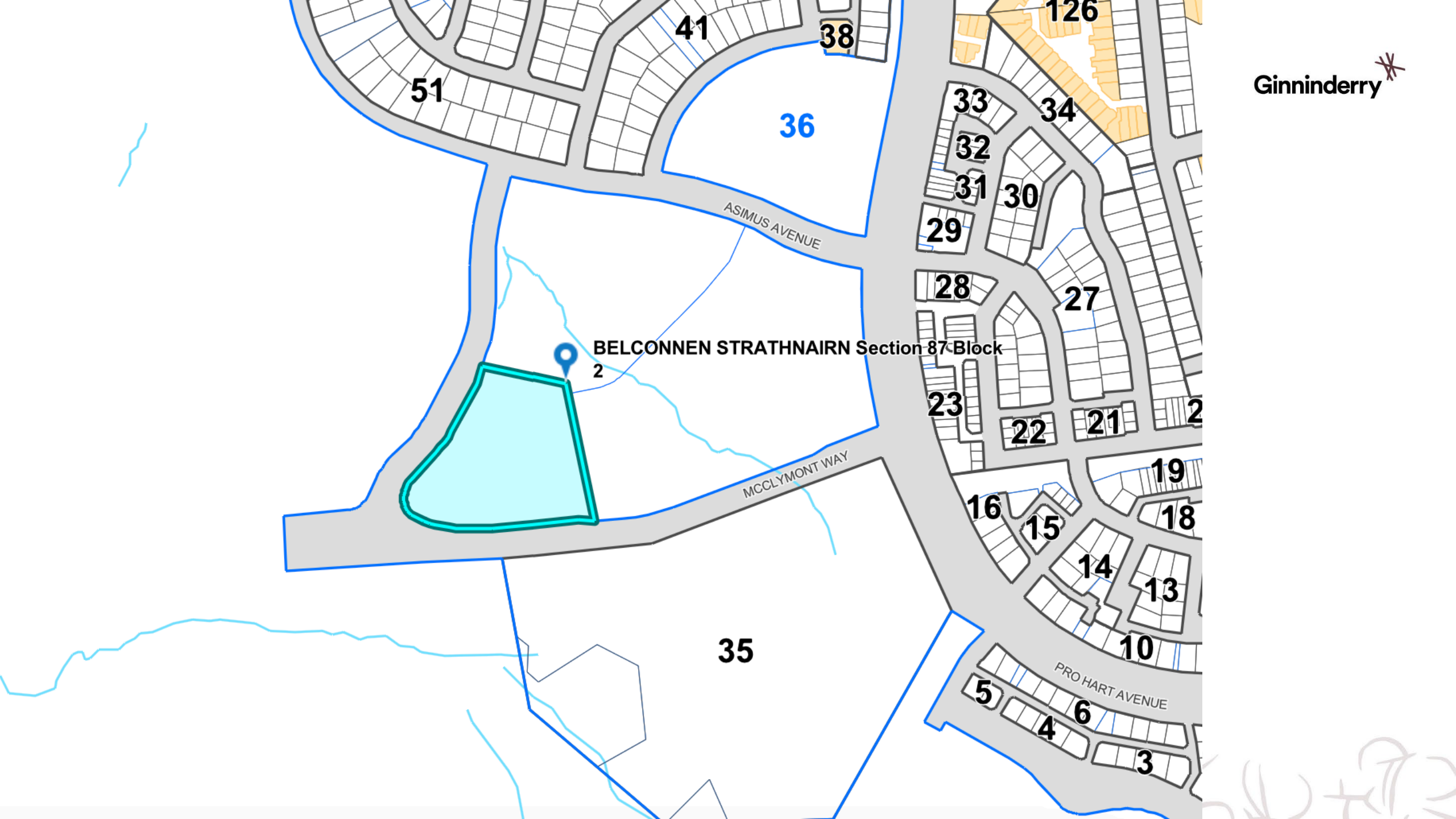
- All roads highlighted in blue are now open to the public.



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Ginninderry *

BELCONNEN STRATHNAIRN Section 87 Block

2

35

36

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ASIMUS AVENUE

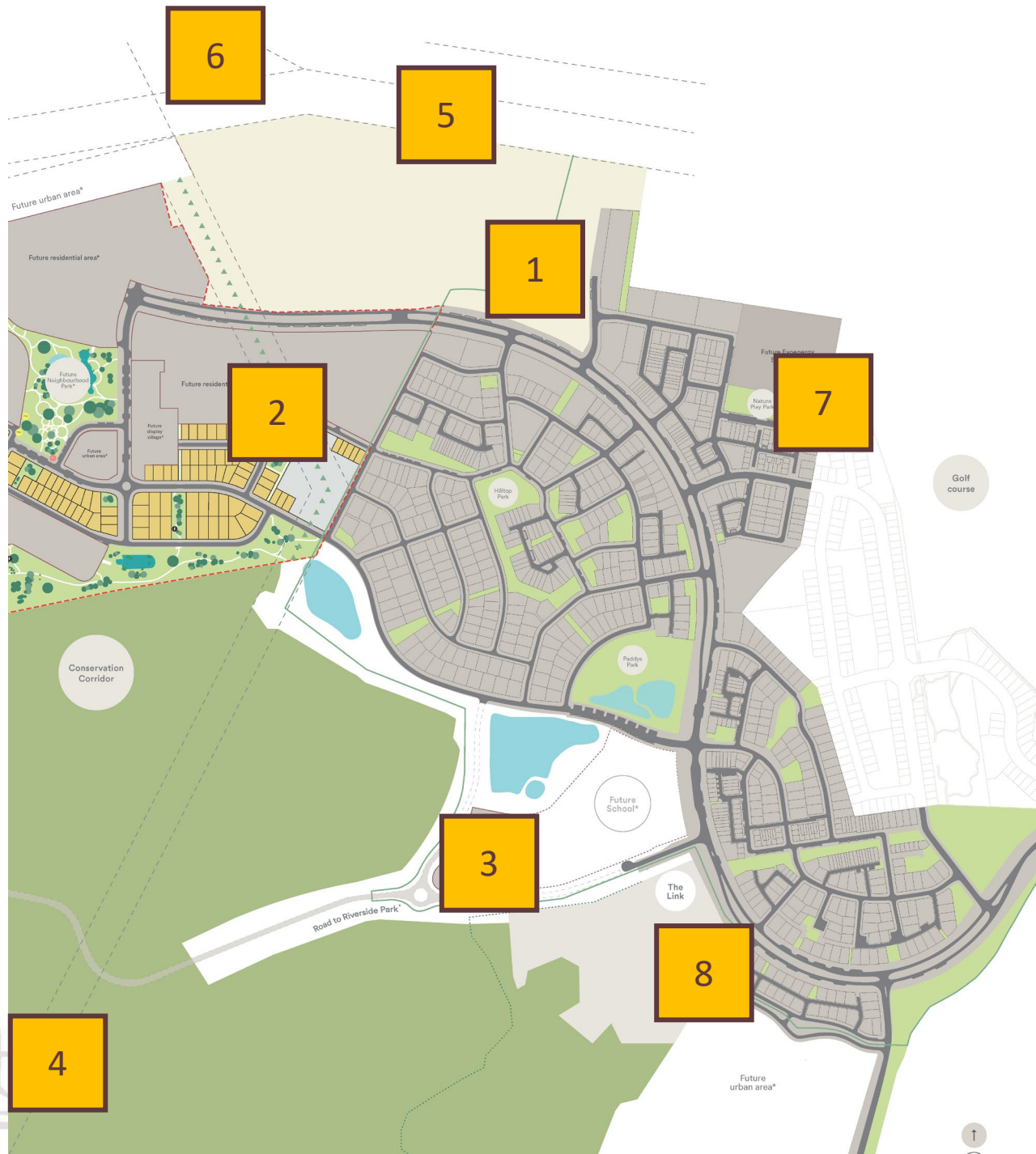
MCCLYMONT WAY

PRO HART AVENUE



Projects & Initiatives

1. Planning
 - Macnamara EDP2
 - DA approved.
2. Macnamara
 - Settlements in Stage 1E commencing from 11 September for 134 Dwellings.
3. Future Urban Area Block
 - Request for Tender ongoing – preferred proponent identified.
4. Riverside Park
 - Initial DA Rejected. GJV working with GCT on a reconsideration submission by October 2025.
5. Transmission Lines
 - EIS Entity Comments received. Next Step = Environmental Significance Opinion and Environmental Impact Statement approvals – expected by end of 2025 to submit the DA
6. Ginninderry Regeneration Precinct
 - Southern Pathway Break under construction.
7. Ginninderry Tool Library
 - Tools have been purchased.
 - Looking for a new Tool Library Manager
8. HelpingACT Food Storage

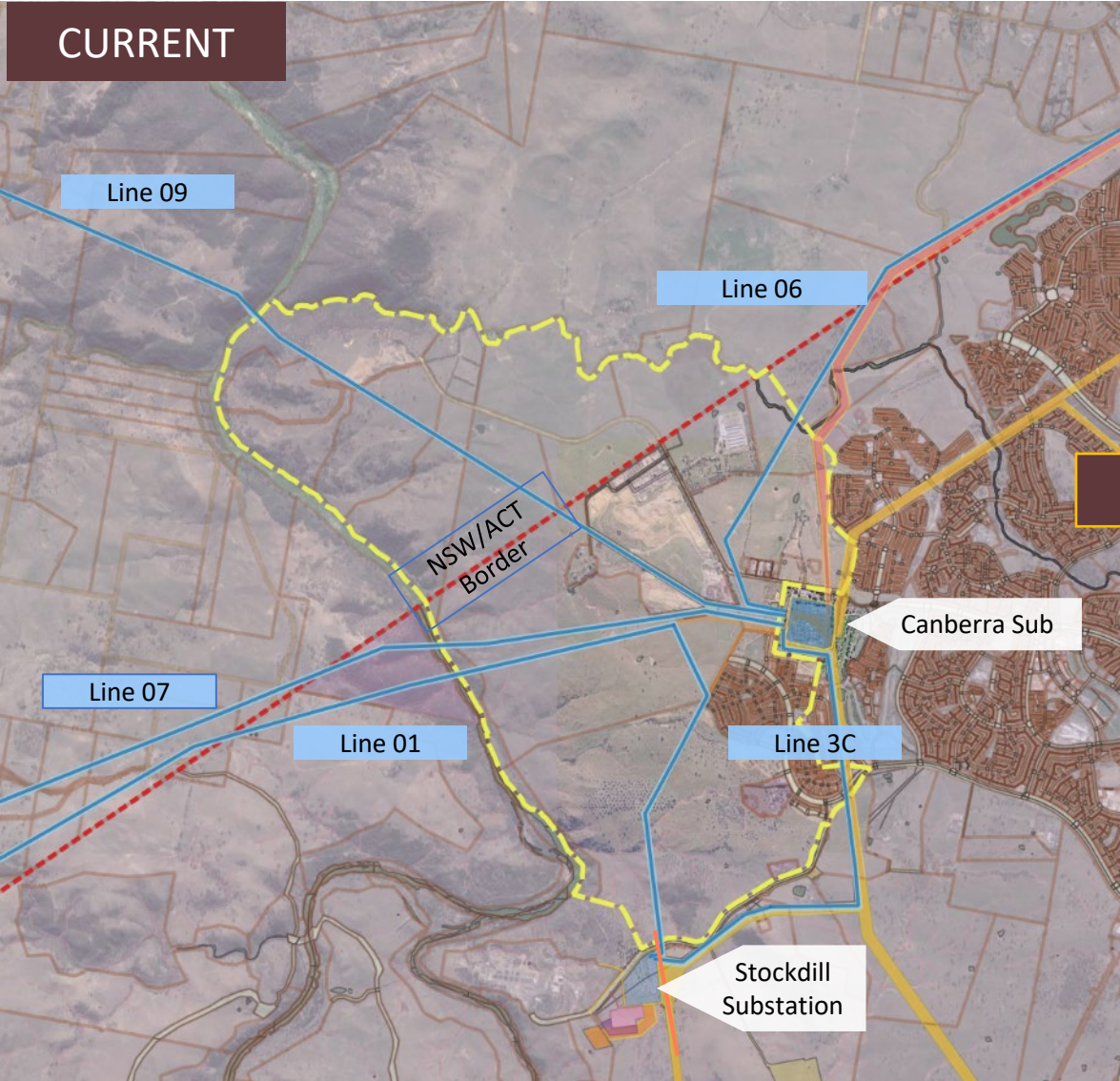




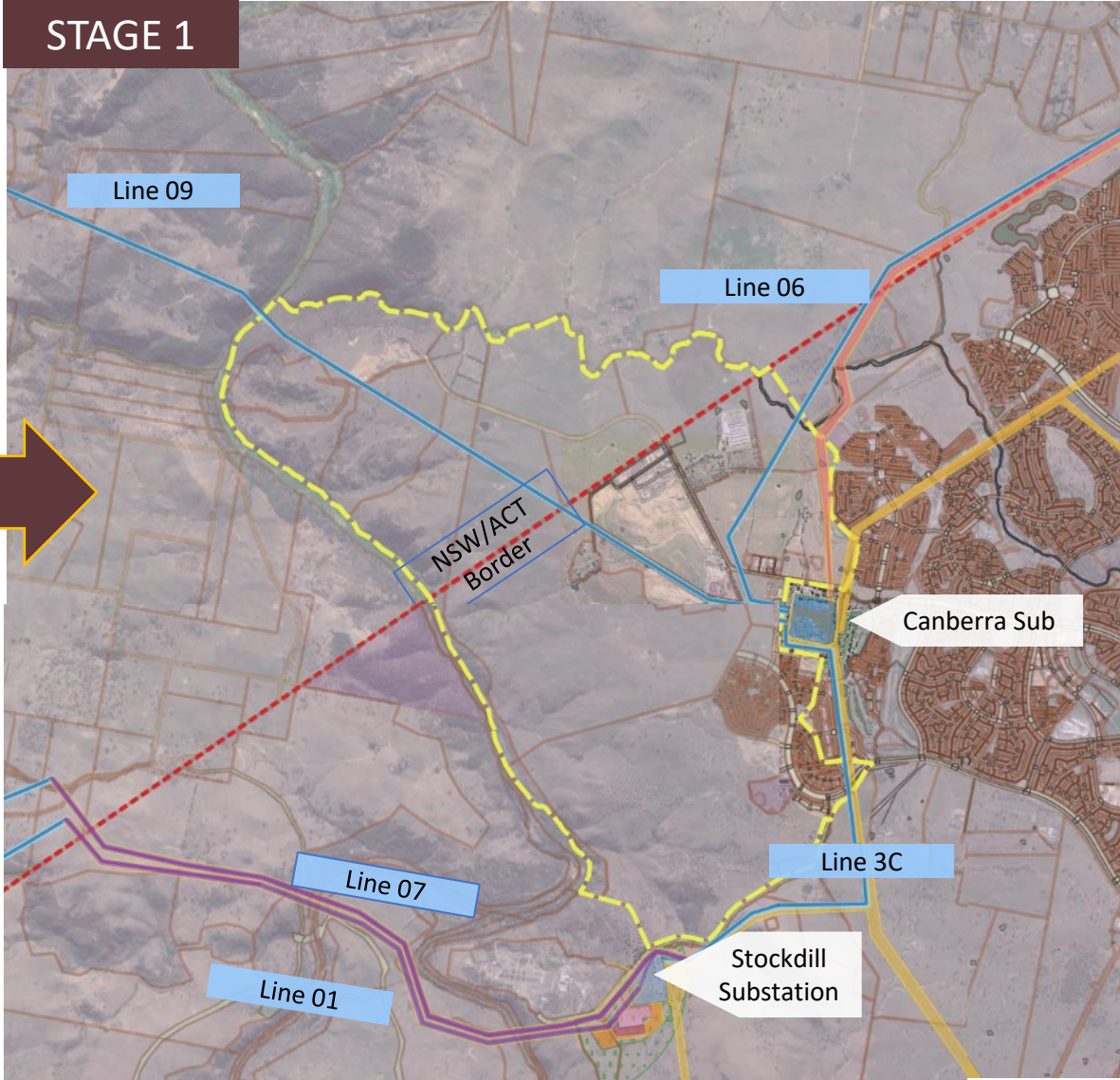
Stage 1 330KVA

Relocation of Lines 01 & 07
and addition of Line 3C

CURRENT

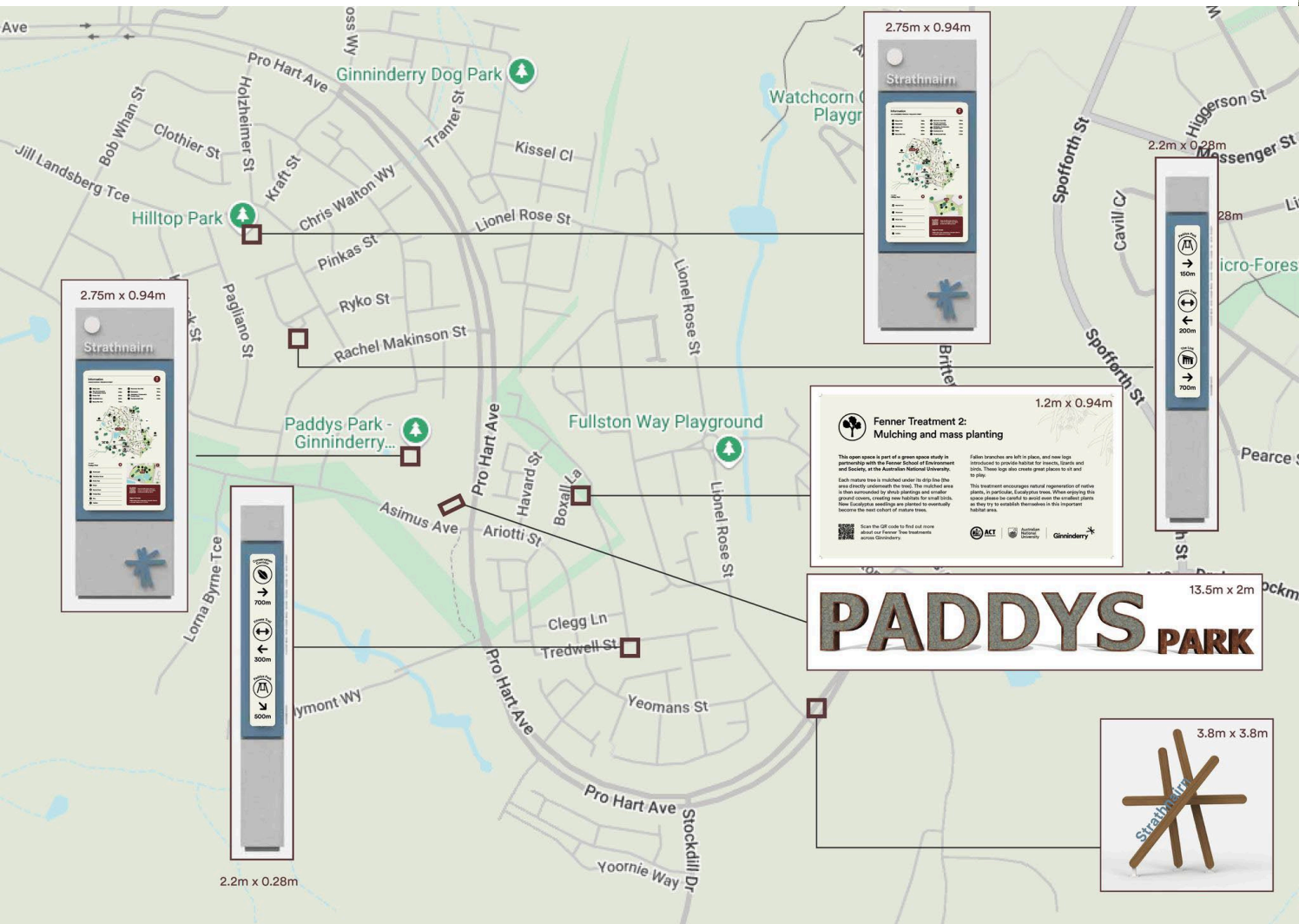


STAGE 1

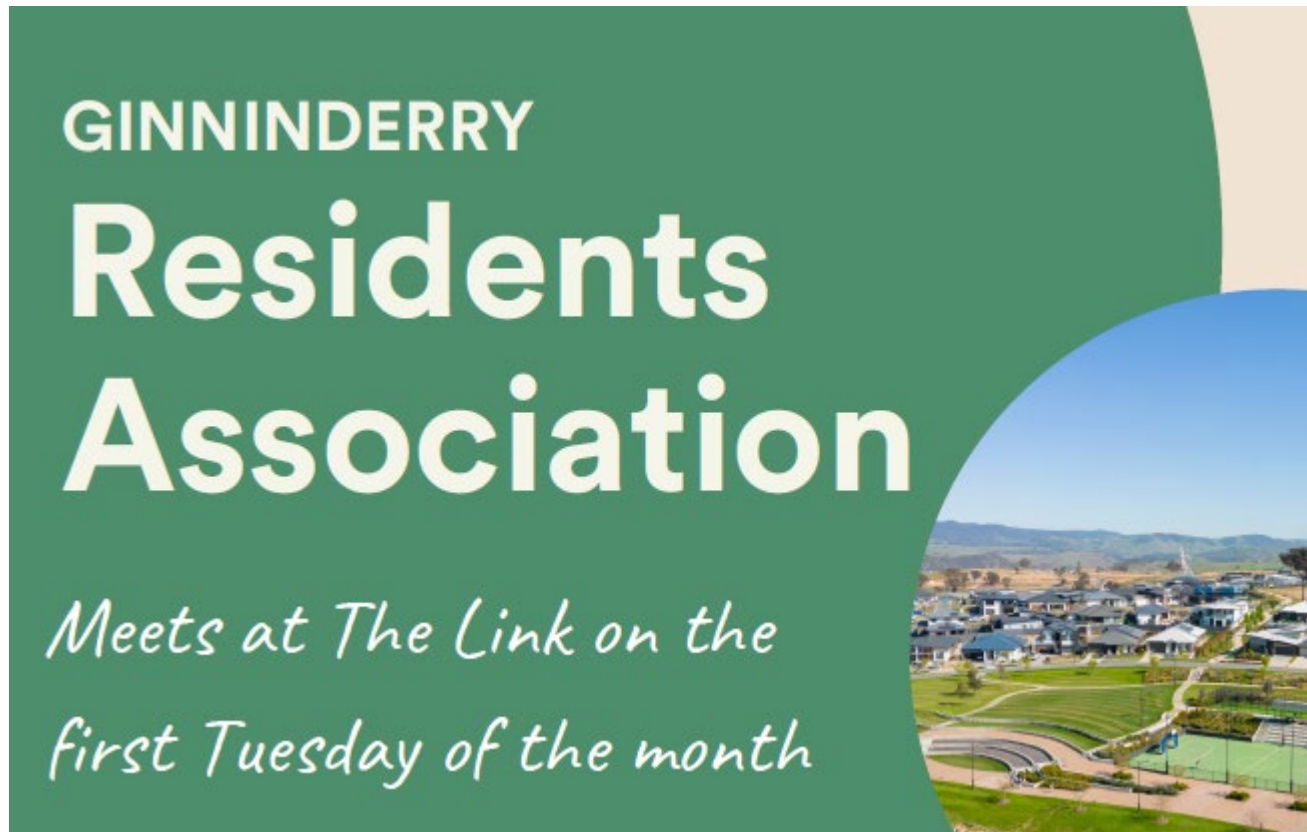




Strathnairn Signage

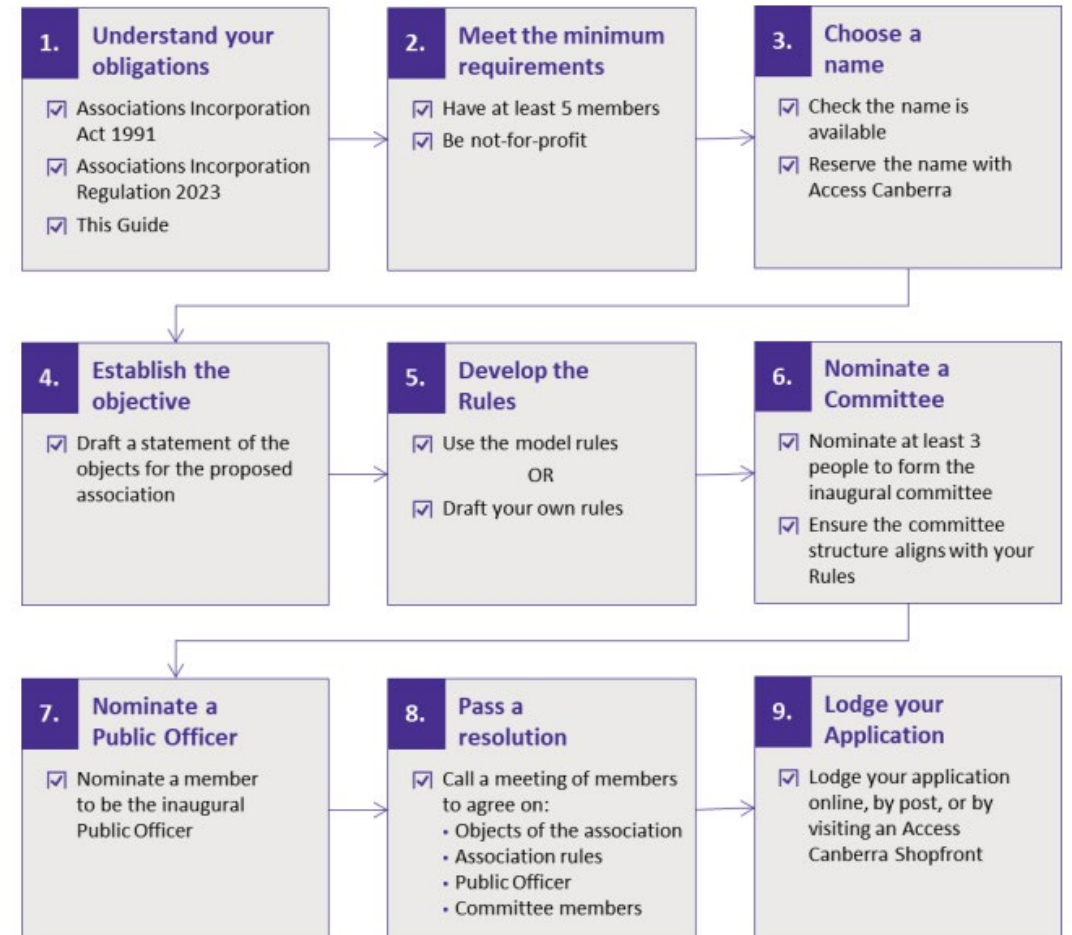


Community



Steering Committee helping to form and incorporate the Residents Association.

Steps to incorporation





Inspire

FESTIVAL

@GINNINDERRY

**Saturday 6 September,
10am - 2pm at Strathnairn Arts**

- Dr. Karl, Gina Chick & Indira Naidoo
- Live Music, Food & Market Stalls
- Workshops & Activities
- Art Exhibitions
- Kids Entertainment
- + More...

Strathnairn Arts.



Strathnairn School

Drop-in Sessions every Monday at The Link
12:00-2:00pm
4 August to 22 September



Nicole Nicholson, Principal



https://www.actpublicschools.act.edu.au/Strathnairn_School/

Ginninderry*