

## Where is Strathnairn located?

Strathnairn is the first suburb of Ginninderry, a new master planned community located in West Belconnen.

The first stage of the development, forming part of new suburb of Strathnairn, is located adjacent to Stockdill Drive, The Strathnairn Arts Centre and the Ginninderra Estate, a development by others, which adjoining the Magpies Sports Club.

- It is only 2km from the Kippax Group Centre providing access for everyday needs including a library, supermarkets, a post office, pharmacy, newsagency, food outlets, fashion and variety stores as well as church and community facilities.
- It is 10 minutes by car from the Belconnen Town Centre, which houses government departments, a community centre, the Westfield Shopping Centre and an arts centre.
- Close to schools in Holt, Charnwood and Latham (in particular Kingsford Smith School in Holt), the University of Canberra and Canberra Institute of Technology in Bruce.
- Close to emergency services, including the West Belconnen Ambulance and Fire & Rescue Station at Charnwood, Belconnen Police Station and the Calvary Hospital at Bruce.
- Just 15kms from the city centre – less than 20 minutes by car.

## When will land be released?

The next land release (Stage 2) will occur in May 2019. Land will continue to be released in Strathnairn for the next 7 to 10 years.

## What size will the blocks be?

There are a variety of blocks that will cater for different budget and lifestyle needs. These include standard residential, townhouses, terraces and apartments. Standard residential blocks typically range from 300m<sup>2</sup> to 550m<sup>2</sup> in Stage 1 of development, whilst larger blocks (>600sqm) are intended to be located in later stages of the development adjoining the Murrumbidgee River Conservation corridor.

## How will land be released?

Blocks of land will be released to the public through a ballot. Buyers must register for the ballot to be able to obtain a block of land. Each buyer, being an individual or company, is restricted to purchasing 1 block only. If blocks of land remain after completion of the ballot then multiple purchases may be allowed.

## How much will the land be sold for?

Land prices are based on market values. Block prices are determined based on the block particulars, primarily being the block size. Prices for standard residential blocks in the first release of Stage 2 range from \$204,560 to \$478,360 (average price \$334,524). Land prices for our Flexi-living Homes and other homes for sale are included as part of the advertised total package price. Refer to release schedules at <https://ginninderry.com/sales/current-releases/> for detailed pricing.

## When will the land be ready to build on?

The majority of blocks in the first release of Stage 2 are expected to be ready to build on sometime between July 2020 to December 2020. Refer to the land release schedule at <https://ginninderry.com/sales/current-releases/> to check expected completion timings.

## **Will Land Rent Scheme be available?**

The Land Rent Scheme is not currently available for land within Strathnairn.

This has also been the case for other developments in the ACT where the Territory has entered into a Joint Venture arrangement with another private developer (such as the case for Ginninderry).

## **Do I have to find a builder?**

If you buy a block of land at Ginninderry you are free to choose your own builder. Alternatively you could choose one of our 13 display village builders. A list of our display village builders can be found at [www.ginninderry.com/sales/meet-the-builders](http://www.ginninderry.com/sales/meet-the-builders)

## **How do I make sure I don't miss the ballot?**

Subscribe to our mailing list at Ginninderry.com – see “Stay Informed” or visit The Link at Ginninderry 90 Stockdill Drive, Holt.

## **Can I do my own landscaping?**

When you buy a block of land (excluding multi unit sites and terrace blocks) in Ginninderry your front landscaping will be completed for you by our professional contractors at no additional charge provided you comply with the Ginninderry Housing Development Requirements (GHDR) [www.ginninderry.com/sales/buyers-toolkit](http://www.ginninderry.com/sales/buyers-toolkit)

You will have a choice of seven (7) concept designs provided by our landscape designer and the opportunity to choose from a large selection of native and exotic plants. Refer our concept designs and plant lists in our buyers toolkit [www.ginninderry.com/sales/buyers-toolkit](http://www.ginninderry.com/sales/buyers-toolkit)

Note that you are free to complete your rear garden area.

## **How much do I need to pay to secure a block?**

The deposit payable on exchange is 10% of the purchase price. If paying by Deposit Bond or Bank Guarantee additional charges for legal checks may apply. For further details on payment or other contract terms please phone or make an appointment with one of our sales consultants.

## **How do I find out what I can build on my block?**

The GHDR for Neighbourhood 1 Strathnairn are available on our [website](#) or from The Link at Ginninderry, 90 Stockdill Drive Holt ACT 2615. The GHDR lists all the building requirements.

## **What approvals do I need before building on my block?**

Your home must comply with the GHDR. Prior to submitting an application for either a Building Approval (BA) or Development Approval (DA) you must first seek the approval of the Ginninderry Design Coordinator who will assist you in ensuring your design meets the necessary requirements.

Note: unless you are seeking to depart from the normal planning code requirements it is likely that your builder will appoint a Private Certifier to assess your home compliance and issue a Building Approval (BA), rather than first applying for a Development Approval (DA) to seek a merit track assessment. If you are unsure about what level of approvals your home will need, the Ginninderry Design Coordinator, your builder or designer will be able to assist you.

## **Is there any eligibility criteria or restrictions that apply for the purchase of a block of land?**

Land sales do not have eligibility criteria.

## **What is the Ginninderry Conservation Trust?**

The Ginninderry project is creating a 596 hectare conservation corridor along the Murrumbidgee River and Ginninderra Creek. This corridor has intrinsic ecological, cultural and heritage values, as well as potential for passive and active recreational use.

In addition to its role in protecting important endangered species and ecological communities, the corridor will be a great asset for nature based recreation for the local community; it will cross the border and include land in both the ACT and NSW.

Local community input to the management of the corridor will be important and to ensure that this happens the Ginninderry Conservation Trust is being established. The Trust will manage all of the land in the corridor and be run by a board of directors that includes elected representatives from the local community. Read more [here](#).

## **When can I access the proposed Riverside Park?**

The Murrumbidgee Riverside Park will be recognized and maintained as a major conservation and recreation area. At this stage studies are still being undertaken to finalise the proposed park facilities but picnicking, walking, bike riding and swimming are all recreation purposes currently contemplated within the river corridor and would be included in planning for the riverside park.

It is envisaged that subject to approvals the Riverside Park facilities will be completed end of 2020.

## **Homes have sustainable design guidelines and Home Energy Systems, why do I need this and what are the benefits?**

At Ginninderry, sustainable housing is a key focus. Guidelines are provided to assist you in considering ways to design your home so it performs better. Refer to our Smart Housing Design booklet at [www.ginninderry.com/sales/buyers-toolkit](http://www.ginninderry.com/sales/buyers-toolkit).

In addition to promoting sustainable housing choices, there are certain mandatory requirements with respect to homes at Ginninderry including Home Energy Systems. The mandatory requirements are included under Part 5 of the GHDR.

The Home Energy System includes solar panels, electrical household appliances and a demand management system.

By using solar energy and electrical household appliances you will significantly reduce your ongoing energy bills and create comfortable houses. For further information on the Home Energy Systems refer to the fact sheet at [www.ginninderry.com/sales/buyers-toolkit](http://www.ginninderry.com/sales/buyers-toolkit).

## Can I have a gas connection to my block?

It is not our intention to supply gas to homes within Stage 2, however it is currently a requirement of the ACT Government's Estate Development Code that gas is provided to all residential blocks.

Whilst gas may not be reticulated to your home, a gas main will be installed in the main road that could provide for the future schools and market centre. This main may also enable reticulation of gas to future homes if deemed appropriate at a future point in time.

Ginninderry proposes to seek an amendment to the current Estate Development Code requirement to remove the requirement for supply of gas to homes within Stage 2. This is on the basis that extensive studies have been undertaken, which show that household energy needs are best met via installing solar panels and using electrical household appliances within your home. This approach will result in significant lower energy charges compared with homes that are supplied with both gas and electricity, and provides for a more sustainable energy solution to meet your home's needs. It will also ensure you are best placed to benefit from a potential future 'micro grid' at Ginninderry that may provide additional energy savings and benefits. These studies can be supplied on request by contacting the Ginninderry team.

The GHDR require homes at Ginninderry to include electrical hot water systems (solar or heat pump) and electrical air conditioning systems if required. Whilst it is Ginninderry's intention that a gas connection not be provided to your block, a bottled gas supply may be an alternative if you still wish to install gas cooking or other gas appliances (e.g. BBQ) within your home. However before considering gas cooking you are also encouraged to consider induction cooktops as an alternative that can provide for an equal, if not better, substitute over conventional gas cooktops. Compared with gas cooktops, induction cooktops are far more energy efficient, cook more quickly and are easier to keep clean whilst they also allow for finely tuned temperature settings and cooking control. For this reason induction cooktops are often the preferred means of cooking of many professional chefs. We would encourage you to watch an induction cooking demonstration on our website [here](#).

By committing to purchase a block at Ginninderry you are committing to purchase into a new community with a vision to be a sustainable community of international significance. Ginninderry believes that today the most sustainable method of meeting your household energy needs is through the application of the Household Energy Systems as included in GHDR. Whilst this does not necessarily exclude gas at this stage, a cost benefit analysis shows that if you are prepared to buy a block at Ginninderry and invest in a solar panel system for your new home then the most economical, environmental and socially responsible way to supply your household energy needs at this point in time is not through the supply of gas to your home.

## What are the options for schools and childcare services?

The Ginninderry masterplan provides for up to 4 schools – 3 in the ACT and one in NSW. The ACT Government has earmarked a site on Parkwood Road (opposite the future market centre) for a combined primary and high school for a future time.

Discussions are underway with the NSW Government for the dedication of a primary school site in NSW when development commences in the NSW section of Ginninderry (unlikely to be earlier than 10 years from now). Early residents of Ginninderry may contact the existing schools in the West Belconnen area to discuss enrolments. These include:

HOLT	Kingsford Smith School, K-10(public) Cranleigh Special School, students aged 4 - 12 years (public)
LATHAM	Latham Preschool and Primary School (public)
MACGREGOR	Macgregor Preschool and Primary School (public)
WIDER BELCONNEN	Belconnen High School Yr 7- 10 (Hawker) (public)

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DISTRICT	Hawker College Yr 11-12 (public) St Francis Xavier College Yr 7-12 (Florey) St John the Apostle K-6 (Florey) Brindabella Christian College P-4 (Charnwood) St Thomas Aquinas P-6 (Charnwood) St Matthews Primary School K-6 (Page) Radford College P-12 (Bruce) Taqwa School — Independent Islamic School K-4, with plans to extend to Yr 12 (Spence)
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There are plans for a Non-Government school site to be offered to school operators within or near to the first Ginninderry neighbourhood, but the exact location and timing is yet to be confirmed with Government. Buyers will be further informed once the government makes a decision in this regard.

Planning is underway for on-site childcare services to be provided for new residents and there is also a range of existing childcare facilities in the West Belconnen area, which include:

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HOLT	Kingsford Smith School Age Care Program YMCA Early Learning Centre NutureOne Holt Childcare & Early Education Centre
LATHAM	Latham Primary School Year Round Care Centre
MACGREGOR	Macgregor Outside School Hours Care

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From Day 1 residents will have public transport with a shuttle bus doing drop offs to Kingsford Smith School and Kippax Fair Terminal.