



# FAQs

## Builder / Developer Release

MACNAMARA & STRATHNAIRN



**ACT**  
Government

**Suburban Land**  
Agency



**RIVERVIEW**  
GROUP

Version 1  
May 2024



# Background

Ginninderry

## Who is delivering Ginninderry?

Ginninderry is being delivered by a joint venture comprising the Suburban Land Agency (SLA), acting as agent for the Australian Capital Territory, and Riverview Developments (ACT) Pty Ltd. Riverview Projects (ACT) Pty Ltd is the development manager for the Ginninderry Joint Venture (GJV). Riverview Sales and Marketing Pty Ltd is the sales agent for the GJV.

For more information about the GJV, please visit:

<https://ginninderry.com/our-vision/the-team/>

<https://suburbanland.act.gov.au/our-places/ginninderry>

## What is the Suburban Land Agency?

SLA was established as a statutory authority under the *City Renewal Authority and Suburban Land Agency Act 2017* (CRASLA Act). SLA commenced on 1 July 2017.

As a statutory authority within the Environment, Planning and Sustainable Development Directorate (EPSDD) portfolio, SLA is responsible for delivering people-focused neighbourhoods on behalf of the ACT Government.

## What is Riverview?

Riverview Developments is a family business born in Canberra. Specialising in property development, the company aims to create communities of modern commerce and living that are at the forefront of international design and sustainability. Riverview provides various equity investment, development management and project management services.

Riverview Projects (ACT) Pty Ltd and Riverview Sales and Marketing Pty Ltd provide development management and realty services for the GJV.

Visit the Riverview website for more information: <https://riverviewgroup.com.au/>

## What are some project Fast Facts?

- Ginninderry's vision is to be a sustainable community of international significance in the Capital Region.
- Ginninderry will be developed over the coming 30 years (approx.), eventually including 11,500 new homes and approximately 30,000 people.
- Ginninderry commences in West Belconnen, just beyond the suburbs of Holt and Macgregor, extending across the ACT/NSW border. It is 13 kilometres from Civic and 6 kilometres from Belconnen Town Centre. Ginninderry will be the first cross-border development for the ACT and NSW.
- Ginninderry is intended to encompass 1600 hectares, of which 596 are dedicated as a Conservation Corridor alongside Murrumbidgee River and Ginninderra Creek. This area will be managed by the independent Ginninderry Conservation Trust.
- Ginninderry will provide a diverse range of housing and block sizes to suit a wide range of budgets, buyers and lifestyles.
- The approach to housing affordability and diversity of choice will help to deliver ACT's affordable and social housing goals, and ensure a diverse and socially sustainable community.

- Ginninderry borders the iconic Murrumbidgee River, and the Conservation Corridor provides for conservation and recreation use – the community will have mother nature right on their doorstep.
- Ginninderry has been certified by the Green Building Council of Australia as a 6-Star Green Star Community. It is the first community in the Capital Region to achieve this rating of world leadership in sustainability.





# Sales: Product & Process

Macnamara Stage 1E & 1F

Strathnairn Stage 2B3

## What is being sold?

- 9 large multi-unit sites
- 8 small multi-unit sites
- 6 terrace packs
- 1 duplex site



\* Subject to approval.

## How will land be released?

All blocks will be sold via auction on Thursday, 20 June 2024, across two sessions:

1. Session One
  - a) Product: large multi-unit sites and terrace packs
  - b) Registrations: 9:15 - 9:30 am
  - c) Auctions commence: 10:00 am
2. Session Two
  - a) Product: small multi-unit sites and duplex blocks
  - b) Registrations: 12:15 - 12:30 pm
  - c) Actions commence: 1:00 pm

## What size will the blocks be?

- Large multi-unit sites from 815m<sup>2</sup> - 7,033m<sup>2</sup>
- Small multi-unit sites from 507m<sup>2</sup> - 617m<sup>2</sup>
- Terrace packs from 712m<sup>2</sup> - 1,894m<sup>2</sup>
- Duplex blocks are 672m<sup>2</sup>

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

Strathnairn Stage 2B3:	December 2024
Macnamara Stage 1E & 1F:	1 July 2025 - 31 December 2025

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

The deposit payable on exchange is 5% of the purchase price. If paying by Deposit Bond or Bank Guarantee, 10% of the purchase price is required, and additional charges for legal checks may apply. For further details on payment or other contract terms, please contact us on 1800 316 900 or email to [sales@ginninderry.com](mailto:sales@ginninderry.com)

## Does Ginninderry have any restrictions on what I can build?

The Housing Development Requirements list all building requirements and are included as an attachment to the Contract of Sale.

## What approvals do I need before building commencement?

Homes must comply with the Housing Design Requirements. 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 Manager, who will assist you in ensuring home designs meet the necessary requirements before commencement.

## Is there a bond payable?

Yes. At Ginninderry we require all purchasers to pay a compliance bond at settlement to help ensure compliance with the Housing Design Requirements. For further details, refer to Housing Design Requirements and the Contract of Sale.

## Will there be any special considerations in the land sales contract?

Yes. These relate to the former West Belconnen Resource Management Centre - also referred to as the Ginninderry Regeneration Precinct (GRP), a 500m Environmental Clearance Zone around the site and associated ventilation requirements.



# Ginninderry Regeneration Precinct

GRP



## What is an Environmental Clearance Zone?

The 500-metre Environmental Clearance Zone is based on ACT Government Separation Distance Guidelines for Air Emissions applied to all landfill sites, whether active or inactive, for managing risks to amenity (dust/noise/odour/visual impact, etc.) and migration of landfill gas. An Environmental Clearance Zone may be adjusted, subject to an appropriate environmental site audit process and endorsement from the ACT Office of the Environment Protection Authority. For this to happen, Ginninderry has been responsible for demonstrating that the adjusted Environmental Clearance Zone distance is appropriate and that all relevant assessments and (if required) mitigation measures are undertaken to ensure the development is safe for the community and environment.

For example, the Environmental Clearance Zone at other landfill regeneration sites in Australia has been completely removed, while the New Epping development in Victoria currently accommodates an apartment building and a hospital on top of a rehabilitated landfill site and quarry.

## When will the Environmental Clearance Zone be adjusted?

Ginninderry has been working on a comprehensive process to obtain the necessary approvals for adjusting the environmental clearance zone alongside independent experts, Land Use Suitability Auditor, Landfill Rehabilitation Auditor, and the relevant regulatory authorities.

The Land Use Suitability Auditor and the ACT Office of the Environment Protection Authority, which is responsible for ensuring the land use is suitable for the community and the environment, have endorsed the 500m—200m adjustment to occur subject to a Ventilation requirement for all homes constructed in the 200m - 500m zone (shown in the below image as ECZ1).

To formalise the ECZ adjustment, a minor planning amendment to the relevant provisions in the Territory Plan 2023 is required. This is expected to be resolved in the coming months and well before anticipated settlement timings for the blocks of land forming part of this sales release. However, a Special Condition will be required in the Land Sale Contract until such time as the ECZ is formally adjusted.





# Land Sales Contract

## Special Conditions

### Environmental Clearance Zone

49.1 The Seller discloses that the Land is located within the Environmental Clearance Zone associated with the closed landfill located in the West Belconnen Resource Management Centre as identified in the West Belconnen Concept Plan.

49.2 The Seller must use all reasonable endeavours to procure the adjustment of the Environmental Clearance Zone so that it no longer applies to the Land.

49.3 The Seller discloses and the Buyer agrees that adjustment of the Environmental Clearance Zone in accordance with clause 49.2 is a condition of the Seller obtaining Operational Acceptance and registering the Deposited Plan.

49.4 A delay in obtaining the adjustment of the Environmental Clearance Zone in accordance with clause 49.2 is an event beyond the Seller's reasonable control, and gives the Seller a right to vary the last date of the Estimated Date Range for Works in accordance with clause **Error! Reference source not found.**

49.5 A failure to obtain the adjustment of the Environmental Clearance Zone in accordance with clause 49.2 by the last date in the Estimated Date Range for Works specified in the Schedule or as amended, gives either party the right to rescind this Contract by notice to the other in accordance with the provisions of clause 6.7.

49.6 The Buyer must not make any objection, requisition or claim for compensation in relation to any matter referred to in this clause 49.

49.7 The provisions of this clause 49 take precedence over any other clause to the contrary in this Contract.

### Ventilation

50.1 The Seller discloses that as a consequence of the Land being included within the Environmental Clearance Zone, all lower floor enclosed rooms, including basements and non-habitable rooms such as garages and storerooms, must meet the ventilation requirements set out in Australian Standards 1668.2 or 1668.4 (as updated from time to time), until an accredited Site Auditor and the Environment Protection Authority advise in writing ('the Advice') that these requirements are no longer applicable.

50.2 The Seller discloses and the Buyer acknowledges that the Advice may not be available before the Date for Completion.

50.3 If the Advice is not available before the Date for Completion, then a restriction may be imposed on the Land, the form of which may include one or more of the following:

- (a) a planning control inserted into the Territory Plan 2023;
- (b) a provision in the Lease for the Land; or

(c) an encumbrance registered on the title of the Land. If required, the Buyer acknowledges and agrees to execute all documents necessary in order for the encumbrance to be executed and registered on the title of the Land.

50.4 The Buyer must not make any objection, requisition or claim for compensation in relation to any matter referred to in this clause **Error! Reference source not found.**

50.5 The provisions of this clause **Error! Reference source not found.** take precedence over any other clause to the contrary in this Contract.

### What informs the Special Condition?

The Special Condition is based on the Site Audit Statement, which stipulates the following:

Until otherwise advised by the independent Site Auditor and ACT Office of the Environment Protection Authority, all dwelling lower floor enclosed rooms, including basements and non-habitable rooms and spaces such as garages and storerooms, are to have adequate ventilation.

### What is a 'lower floor enclosed room'?

This is a room with a finished floor level that is 1.5 metres or less above the datum ground level at any point. This includes rooms that are below the datum ground level, including basements.

### What is a basement?

This is a space within a building where the floor level of the space is predominantly below the datum ground level and where the finished floor level of the level immediately above the space is less than 1 metre above the datum ground level.

### What is the datum ground level?

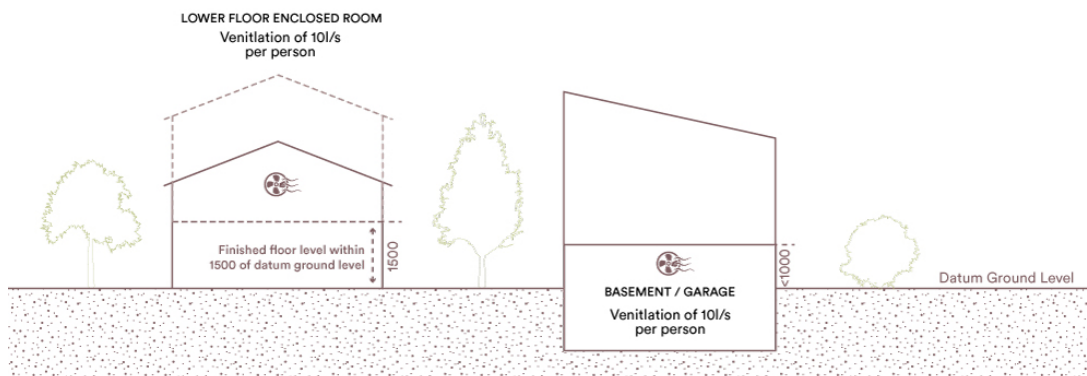
According to the Territory Plan, datum ground level means the surface ground level as determined in a field survey authorised by a registered surveyor:

- a) at the time of Operational Acceptance for subdivision; or
- b) if a) is not available and provided no new earthworks have occurred, at the date of grant of the lease of the block. Whichever is the earliest.

Where a) or b) is not available, datum ground level is the best estimate of the surface ground level determined in a field survey considering the levels of the immediate surrounding area and authorised by a registered surveyor. This definition



includes natural ground level.



### What are AS1668.2 and AS1668.4?

These sections are within the Australian Standards (AS) for Ventilation in Buildings, designed to adequately ventilate enclosed spaces by reducing stagnant air or exhaust fumes. AS1668.2 addresses mechanical ventilation in buildings (e.g., exhaust fan in a toilet), and AS1668.4 addresses natural ventilation in buildings (e.g., windows or ventilated bricks).

### How do I meet the ventilation requirements?

The first thing to note is that homes should already be designed and built to meet these ventilation requirements in line with the National Construction Code (NCC), regardless of the Special Condition. The inclusion of the Special Condition, however, helps reinforce the importance of the ventilation requirements to the respective designer and/or building certifier.

Achieving adequate ventilation for lower floor enclosed rooms is no different from those commonly used to provide adequate ventilation to the upper floor areas, albeit lower floor areas often contain more enclosed spaces. It should also be noted that a minimum effective airflow requirement (i.e. ventilation) was recommended by the World Health Organisation to achieve a healthy indoor environment throughout the COVID-19 pandemic.

Adequate ventilation for lower floor enclosed rooms can, in most cases, easily be satisfied by natural ventilation. Natural ventilation is typically provided by ensuring adequately sized openable windows or doors are provided directly to the outside air.

In some cases, for spaces where access to natural ventilation or 'borrowed' ventilation (ventilation from an adjoining space with access to natural ventilation) may not be practical, mechanical ventilation may be required. Mechanical ventilation typically includes an exhaust system or can, in some cases, be provided by the air conditioning systems.

### Is there a possibility that this condition will not be required?

While Ginninderry will undertake further investigation works throughout the civil construction period to ascertain if any special provision regarding the specification of ventilation requirements to lower floor enclosed rooms will apply, ventilation is still required regardless as outlined in the National Construction Code.

