

A guide to Ginninderry for builders and developers

Ginninderry has been strategically planned for a future community of about 30,000 people, with the timely provision of infrastructure integrating schools, services, parklands, a conservation corridor, shops, and professional services. Canberra's Weston Creek District is a comparison of the scale of the future Ginninderry community. The 2021 Census counted the Weston Creek community to be 24,630.

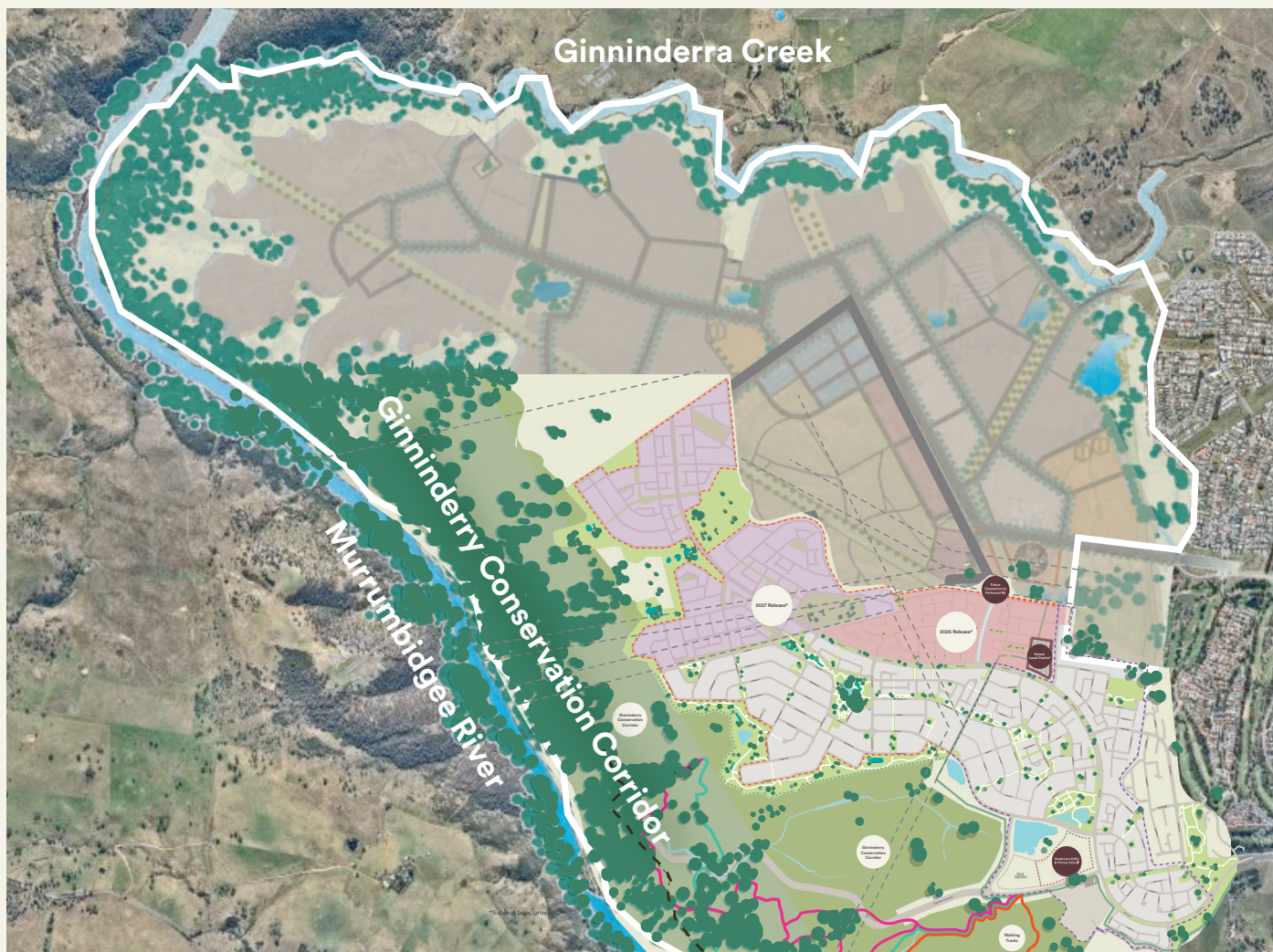
Ginninderry is in the early stage of development. The February 2025 population is about 8% of the planned ultimate community; however, vacant land sales and planned new land releases indicate Ginninderry will grow to be a community of approximately 5,000 by 2028, which is over 26% of the longer-term 30,000 planned community.

This guide intends to provide a summary of important inherent and external facts influencing value of the emerging Ginninderry market, taken from various public documents and some feedback from purchasers on their motivation to settle at Ginninderry.

Executive Summary

1. Ginninderry is a joint venture between the ACT Government's Suburban Land Agency and Riverview Developments. This ownership provides a solid, low-risk, long-term baseline approach to the strategic planning and timely development of infrastructure and amenities for this major greenfield residential Estate.
2. Ginninderry comprises a land aggregation of a 1,600-hectare site, 596 hectares (over 37%) of which has been set aside as a conservation corridor along the Murrumbidgee River and the Ginninderra Creek, in addition to landscaped parkland and buffer zones throughout the suburbs. Purchaser feedback is the conservation corridor along the Murrumbidgee River, and the resulting views are a positive factor in buying into Ginninderry.
3. 11,500 dwellings will be constructed across four suburbs over 30-40 years; 6,500 of those in the ACT and 5,000 in NSW. Ahead of development, the residential rezoning of the NSW land is completed. To date, there are two (2) suburbs being Strathnairn (complete) and Macnamara (under development).
4. The first sod was turned at Ginninderry in 2018.
5. Approximately 300 – 400 dwellings are being released each year.
6. As a result of the quality of the planning and development to date, Ginninderry has created a strong market reputation and value range in competition with other greenfield projects in the ACT and surrounding region.
7. The February 2025 community population of 2,500 is forecasted to grow to a community of approx. 5,000 by 2028.
8. The first school is under construction and programmed to open commencing school year 2026, providing education for preschool to year 2. School year 2027 will see the school grow to Early Childhood Education and Care (ECEC) to year 6. This school is designed to cater for up to 780 students from preschool to year 6, and a further 130 in the ECEC once fully operational.
9. The first Local Centre is expected to open in 2027 (subject to approval) providing additional essential services and leisure opportunities. Located on the border of Strathnairn and Macnamara, this centre is proposed to feature a 1,500 sqm supermarket, restaurant/pub, and space for small retail outlets such as cafés, lifestyle services, and medical facilities.
10. A market centre, recreation, sports, and community facilities and at least four schools are in the pipeline.
11. The master planned community was first certified by the Green Building Council of Australia as a 6-Star Green Star Community in 2016, a representation of world leadership in greenfield development. Ginninderry was recertified in 2021 and will be required to recertify every five years.





Milestones

Milestones to date



The Ginninderra Conservation Corridor walking track network was extended in 2024 and now spans over 13km, featuring Canberra's only swing bridges, multiple lookouts, and tracks leading directly to the banks of the Murrumbidgee River.



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Launched in March 2020, route 903 is a free bus service operating between Strathnairn and Kippax as a Loop service. The service connects residents of Ginninderra's first suburb, Strathnairn, to key locations such as the Kippax bus interchange, Kingsford Smith School, and Macgregor Primary School (school days only). It operates 7 days a week with frequent trips (every 15 minutes during peak hour and every 30 minutes throughout the day), providing convenient access to local schools and the broader Canberra bus network.

Strathnairn

909 occupied dwellings, 68 under construction, and 28 to be completed by the end of 2025.

The Link - Ginninderry's Sales, Community & Information Centre, Paddys Park, and Strathnairn Arts Precinct, including Cafe Stepping Stone, are the current community hubs of Ginninderry.

Macnamara

13 occupied dwellings, 11 under construction.

Stages 1A, 1B, and 1D of Macnamara have sold approximately 345 blocks.

The next five years

Strathnairn Primary School is set to open in 2026 with an ultimate capacity of 910 pupils.

Over 1,800 dwellings earmarked for release.

Macnamara Neighbourhood Park is under construction - due for completion in 2026.

Ginninderry's first local shopping centre is set to open in 2027 on the corner of Pro Hart Avenue and Sally Ross Way, featuring a supermarket, café, pub, retail shops, and a medical centre (subject to approval).

Major road network upgrades, including a second entry via Parkwood Road (2026) and the commencement of Drake-Brockman Drive Road upgrades.

Transmission Line Relocation to commence (subject to funding and approvals).

See the proposed realignment plan at ginninderry.com/transmission-map

Advantages of purchasing at Ginninderry:



Free Front Garden

Circa \$8,000 to \$12,000 in value – following finalisation of house compliance[#]



Waste Management Program

Circa \$3,000 in value – at stages throughout the building process



Better living package

Up to \$64,000 in value for eligible blocks^{*}

[#] Excludes verge turfing, retaining walls, paths and letterbox. Terms & Conditions Apply.

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