



Strathnairn
Village

FAQs

Strathnairn Village Auction Release



ACT
Government

Suburban Land
Agency



RIVERVIEW
GROUP

Version 2
November 2025



Background

Ginninderry

Who is delivering Ginninderry?

Ginninderry is being delivered by a joint venture comprising the Suburban Land Agency (SLA) and Riverview Developments (ACT) Pty Ltd (**Riverview**). 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 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

- 6 Multi-unit Sites
- 2 Terrace Packages
- 2 Packaged Multi-unit Sites

Please refer to [Block Schedules](#) for more details.



How will land be released?

All blocks will be sold via auction on Thursday, 4 December 2025.

Location: The Link, 1 McClymont Way, Strathnairn

Registrations: from 9:30am

Auctions commence: 10:00am

What size will the blocks be?

- Multi-unit sites from 561m² – 3,188m²
- Terrace Packages from 138m² – 365m²
- Packaged Multi-unit Sites from 697m² – 727m²

When will the land be ready to build on?

The estimated settlement timeframe for all blocks will be between February and August 2027.

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

Does Ginninderry have any restrictions on what I can build?

The Housing Design Requirements list Ginninderry's building requirements and are included as an attachment to the Contract of Sale.

What approvals do I need before building commencement?

Your home 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 your design meets the necessary requirements.

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 [Block Schedules](#).

Will there be any special conditions in the land sales contract?

Yes. These relate to an environmental clearance zone from the Parkwood Road green waste facility and ventilation requirements due to the former West Belconnen Resource Management Centre, also referred to as the Ginninderry Regeneration Precinct (GRP).



Land Sales Contract

**SPECIAL CONDITIONS AS SET OUT IN THE CONTRACT FOR SALE - APPLIES TO ALL BLOCKS LISTED IN
BLOCK SCHEDULES**

51 ENVIRONMENTAL CLEARANCE ZONE & VENTILATION

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

51.2 The Seller discloses that as a consequence of the Land formerly 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.

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

51.4 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.

51.5 The Buyer must not make any objection, requisition or claim for compensation in relation to any matter referred to in this clause 51.

51.6 The provisions of this clause 51 take precedence over any other clause to the contrary in this Contract.

SPECIAL CONDITIONS AS SET OUT IN THE CONTRACT FOR SALE - BLOCK A SECTION BA STRATHNAIRN**50 PERMITTED NUMBER OF DWELLINGS**

50.1 The Seller and the Development Manager must ensure that the Lease contains a purpose clause that is the same as the Specimen Lease but the number of dwellings described as * (*) are replaced with the words and numbers set out in the table below:

Block	Section	* (*)
a	BA	6

51 ENVIRONMENTAL CLEARANCE ZONE

51.1 The Seller discloses that at the Date of this Contract 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.

51.2 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.

51.3 The Seller discloses and the Buyer agrees that adjustment of the Environmental Clearance Zone in accordance with clause 51.2 is a condition of the Seller obtaining Operational Acceptance and registering the Deposited Plan.

51.4 A delay in obtaining the adjustment of the Environmental Clearance Zone in accordance with clause 51.2 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 6.5.

51.5 A failure to obtain the adjustment of the Environmental Clearance Zone in accordance with clause 51.2 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.

51.6 The Buyer must not make any objection, requisition or claim for compensation in relation to any matter referred to in this clause 51.

51.7 The provisions of this clause 51 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?

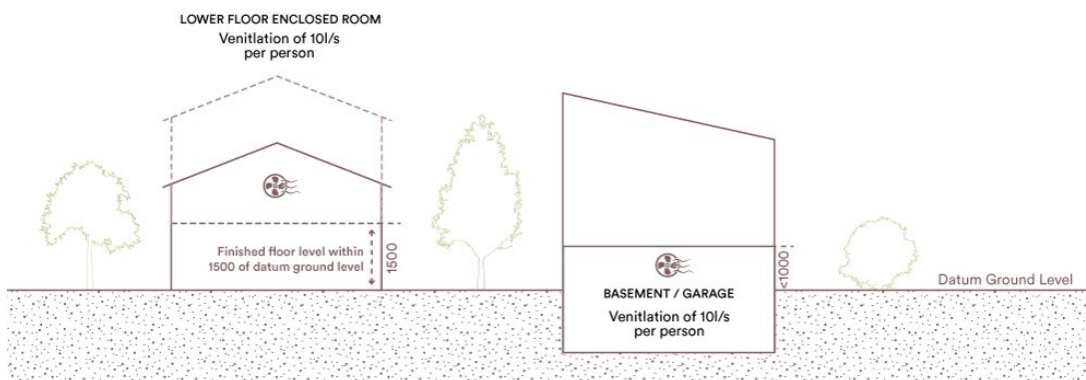
This is a space within a building where the floor level of the space is predominantly below the datum ground level and where the finished floor level of the level immediately above the space is less than 1 metre above the datum ground level.

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 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.