

Ginninderry 



# FAQs

## Stage 1D, Macnamara



**ACT**  
Government

**Suburban Land**  
Agency



**RIVERVIEW**  
GROUP

Version 1  
November 2025



**Background**

## 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 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?

The Suburban Land Agency (SLA) is a territory authority established by section 37 of the City Renewal Authority and Suburban Land Agency Act 2017 (ACT). The SLA is passionate about building connected and vibrant neighbourhoods across ACT. Its diverse backgrounds, careers and perspectives help it engage closely with communities and stakeholders to create 'Great places where communities thrive'.

## 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 as little as 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.



**Stage 1D, Macnamara**





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

The estimated settlement timeframe will be between 1 March and 31 August 2026.

## Will Land Rent Scheme be available?

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

## Can I purchase a land if I am a foreign buyer?

You must not be prohibited by the Commonwealth Treasurer from purchasing a Block under the Foreign Acquisitions and Takeovers Act 1975 (Cth). If you are unsure if this applies to you, you must seek legal advice before entering into a First Grant Contract.

## Do I have to find a builder?

If you buy a block of land at Ginninderry, you can choose your own builder.

## How does the free front garden package work?

At Ginninderry, we recognise that it is often hard for purchasers to organise their landscaping on top of everything involved in building their new home. When you buy a block of land (excluding multi-unit sites and terrace blocks) in Ginninderry, your free front garden will be completed for you by our professional contractors at no additional charge, provided you comply with the Ginninderry Housing Design Requirements (Macnamara).

Note that front garden excludes verge turfing, retaining walls, paths and letterbox.

## How does the free construction waste management service work?

At Ginninderry, we know that housing construction can often be a messy business. A tidy site is not only a safer site but also, if managed properly, enables a high percentage of construction waste material to be diverted from landfills and re-used. Ginninderry is interested in helping promote both better WHS and sustainability practices for the housing industry. When you buy a block of land (excluding multi-unit sites and terrace blocks) in Ginninderry via Ballot, you have the option of choosing to engage the services of Ginninderry's 'Nominated Waste Management' provider at no additional charge. Engaging Ginninderry's 'Nominated Waste Management' provider to provide construction waste management services when building your home not only helps ensure your builder will comply with the waste management component of the Housing Design Requirements (Macnamara) for the duration of the build but also saves you money. Should you successfully purchase a block via Ballot at Ginninderry, further details will be provided to you advising how you (and your builder) can elect to participate in this initiative.

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

Once you select a block during your Block Selection Session, you will be required to pay a 5% deposit of the purchase price and exchange the First Grant Contract at the Block Selection Session. For further details on payment or other contract terms, please contact us at 1800 316 900 or email [sales@ginninderry.com](mailto:sales@ginninderry.com)

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

There are many requirements new homes need to meet in the ACT.

Ginninderry's Housing Design Requirements Macnamara, list all of Ginninderry's building and sustainability requirements and the Planning Controls Plan for your block illustrates some of the ACT's Planning requirements such as building setbacks. These can be found via Building Resources on our website.

If you have further questions about what you can build, the Ginninderry Design Manager, your builder or designer will be able to assist you.

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

Your home must comply with the Housing Design Requirements Macnamara. 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?

At Ginninderry, we require all purchasers to pay a compliance bond at settlement to ensure compliance with the Housing Design Requirements. In Macnamara, the bond amount payable is dependent on your block size. For blocks smaller than or equal to 600sqm, the bond amount payable is \$7,500. For blocks greater than 600sqm, the bond amount payable is \$10,000. The bond amount is refunded on completion of your home, provided it has been built in accordance with the requirements. For further details, refer to Housing Design Requirements on our website under Building Resources

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

Please refer to our [Macnamara Ballot Conditions](#) for more information.

## What is Bushfire Attack Level (BAL) Risk Assessment?

A Bushfire Attack Level (BAL) Assessment prescribes the risk assessment of the block which is potentially prone to bushfire attack.

The Australian Standard AS 3959 also specifies the minimum requirements for the design and construction of buildings in bushfire prone areas in order to improve their performance when subjected to burning debris, radiant heat or flame contact generated from a bushfire.

## How can I find out if my block is in a Bushfire prone area?

Bushfire Attack Level (BAL) rating is applicable to all blocks in Section AA, AD and AP. For individual Bushfire Attack Level (Bal), please visit [here](#).

## What is the Better Living Package?

The Better Living Package is an exclusive offer from Ginninderry, providing homebuyers with rebates from \$20,000 to \$25,000 for all blocks. The package is intended to contribute towards site costs, such as rear landscaping, benching, and retaining walls, helping to make the building more affordable.

The package is not transferable. It applies only to the original purchaser who builds on the block.

## How do I claim the package amount?

Within 12 months of settling on your land, you will be required to complete Ginninderry's Design Approval Process outlined in the Housing Design Requirements. Once approved, you will be required to show evidence of the first progress payment and construction commence to Ginninderry for consideration.

## When will I receive my package amount?

Approximately 30 days after Ginninderry receives evidence of and approves the construction Commencement Notice and payment of the first progress payment to your Builder.

## 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 Buying Land and Building. In addition to promoting sustainable housing choices, there are certain mandatory requirements with respect to homes at Ginninderry, including Home Energy Systems. The Home Energy System includes solar panels, electrical household appliances and a Home Energy 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 Management Systems refer to Building FAQs.

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

Homes at Ginninderry are required to include electrical hot water systems (solar or heat pump) and electrical air conditioning systems if required. Whilst a gas connection has not been 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. 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. For more information visit [Ginninderry.com](http://Ginninderry.com)