

Macnamara Village

FAQs

Macnamara Village Ballot

ACT Government | Suburban Land Agency | RIVERVIEW GROUP

Version 1 | October 2026



Background

Ginninderry

Macnamara Village

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, 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 12,000 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

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What is being sold?

With sizes ranging from 262m2 to 677m2, this release offers a selection of well-sized residential blocks suited to a range of contemporary home designs.

Mid-sized single residential

- 8 mid-sized blocks from 262m2 – 538m2
- Priced from $375,000

One block, more possibilities

- 12 duo blocks from 504m2 – 677m2
- Price from $567,000

Build one home now, add a studio later – or build two homes from the start. Live in one and rent the other, or create a separately titled studio or secondary residence for multi-generational living or extra income. With the flexibility to build both dwellings now or spread your plans over time – the choice is yours.

For more details including pricing, please visit our website.



**Subject to approval. #Block 7 & 9 Section 47 are subject to amendment to the Estate Development Plan for mid-sized block controls. Refer to Special Conditions of Sales Contract. ~Block 2 & 3 Section 50: Building within this zone permitted subject to structural engineering advice. Refer to Block Disclosure Plan for further details.*

How will land be released?

All blocks will be sold via Ballot.

- Ballot registrations close at 9am, Monday, 16 November
- Draw number issued on Monday 23 November.
- Block Selection Sessions for successful registrants: Saturday, 28 November 2026.
- Location: The Link, 1 McClymont Way, Strathnairn

When will the land be ready to build on?

The estimated settlement timeframe for all blocks will be between July and October 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

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.

Please refer to the Price List for more information.

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).

In addition, special conditions apply to Block 7 Section 47 & Block 9 Section 47 regarding amendment to the Estate Development Plan for mid-sized block controls. Furthermore, there are special conditions for the retaining walls for Block 2 Section 50 & Block 3 Section 50.

More information is outlined in the 'Land Sales Contract' section of this document. You can also refer to the Sample Contract on our website.

Do I have to find a builder?

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

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Does Ginninderry have any restrictions on what I can build?

'The Village Housing Requirements, Single Dwelling Homes' lists Ginninderry's building requirements for mid-sized blocks.

'The Village Housing Design Requirements – Duo Blocks – MU2' lists Ginninderry's building requirements for duo blocks.

What approvals do I need before building commencement?

Your home must comply with the Ginninderry 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.

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 and the First Grant Contract

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 Ginninderry Housing Design Requirements – the Village 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.

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

Please refer to our Ballot Conditions for more information.

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.



Land Sales Contract

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SPECIAL CONDITIONS AS SET OUT IN THE CONTRACT FOR SALE – MID-SIZED BLOCKS

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.

52 ESTATE DEVELOPMENT PLAN AMENDMENT [APPLICABLE ONLY TO THE CONTRACTS FOR THE SALE OF BLOCK 7 AND BLOCK 9 SECTION 47 MACNAMARA]

52.1 In this clause 52, the following words have this meaning unless the context otherwise requires:

Amendment means the approval of an amendment to the Estate Development Plan (EDP2) DA (202342111) under the Planning Act to include an additional planning control to formally nominate the Land for mid-sized block controls under the Belconnen District Control Declaration and the Single Dwelling Housing Development Controls.

Estimated Date Range for Works means the Estimated Date Range for Works specified in the Schedule or as amended in accordance with this Contract.

52.2 This Contract is subject to and conditional upon the Amendment.

52.3 The Seller must use its reasonable endeavours to obtain the Amendment by the last date in the Estimated Date Range for Works if it has not done so already on the Date of this Contract.

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52.4 Subject to clause 52.5, if the Amendment has not been obtained (or the Seller, acting reasonably, advised the Buyer that it is unable to be obtained) by the last date in the Estimated Date Range for Works, the Buyer may rescind this Contract by notice to the Seller and the provisions of clause 29 will apply.

52.5 The Buyer may only exercise its right to rescind this Contract under this clause 52 within 28 days of:

(a) the last date in the Estimated Date Range for Works; or

(b) the date that the Seller gives notice to the Buyer that the Amendment is unable to be obtained, which notice may be given at any time.

The right of the Buyer to rescind this Contract under this clause 52 lapses after this date.

52.6 If the Amendment is not obtained and the Buyer does not rescind this Contract in accordance with this clause 52 then this Contract is no longer conditional upon the Amendment and the Buyer accepts the Land with its current planning controls.

52.7 If there is any inconsistency between this clause 52 and the other provisions of this Contract, this clause 52 prevails to the extent of the inconsistency.

SPECIAL CONDITIONS AS SET OUT IN THE CONTRACT FOR SALE – DUO BLOCKS

52 ENVIRONMENTAL CLEARANCE ZONE & VENTILATION

52.1 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.

52.2 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.

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

52.4 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.

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

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

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53 RETAINING WALL [APPLICABLE ONLY TO THE CONTRACTS FOR THE SALE OF BLOCK 2 AND BLOCK 3 SECTION 50 MACNAMARA]

53.1 Where there is any inconsistency between this clause 53 and the other provisions of this Contract, this clause 53 takes precedence to the extent of the inconsistency.

53.2 The Seller discloses that prior to Completion the Seller will construct a gabion retaining wall on Block 2 Section 50 Macnamara and Block 3 Section 50 Macnamara approximately in the location indicated in the Block Disclosure Plan located within the Housing Design Requirements.

53.3 The Buyer may make no claim, requisition, objection, delay Completion or rescind or terminate this Contract in respect of any matter set out in this clause 53.

What informs the Special Condition for the environmental clearance zone & ventilation?

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?

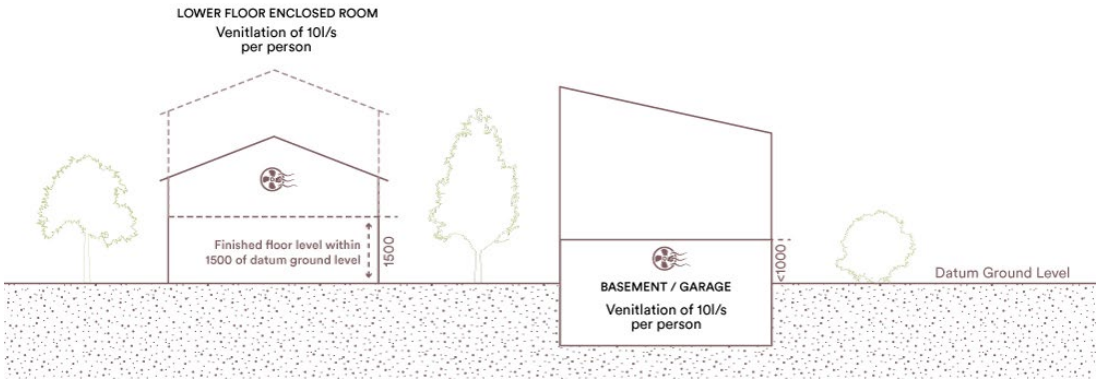
According to the Territory Plan, datum ground level means the surface ground level as determined in a field survey authorised by a registered surveyor:

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.