

# Housing Design Requirements at Ginninderry

Housing Design Requirements across the ACT have come a long way, especially since the first homes were built in Ginninderry's first suburb, Strathnairn.

Ginninderry has always been a leader in sustainable and high-quality home design. While we once had some of the most comprehensive requirements in the ACT in our quest to uphold our vision for a sustainable community, it's great to see standards have now caught up.

Across all greenfield developments in the ACT, homes are required to have a minimum energy efficiency rating of 7. They must also be all electric with no gas mains. To take full advantage of this, the team at Ginninderry will collaborate with you throughout the design process to ensure every home at Ginninderry is designed for climate resilience and low-cost living.

Homes at Ginninderry will have a heat pump or solar-boosted electric hot water system, a Solar PV system with an energy monitoring system, and rainwater tanks. At Ginninderry, we go one step further when it comes to roof colours – and artificial turf is a no-go – as we want to reduce the urban heat island effect and ensure that our suburbs are cooler, greener, and more enjoyable to live in for years to come.

Beyond the home itself, ACT-wide standards also cover things like maximum heights for retaining walls and split-level designs. Our team at Ginninderry works hard to ensure smart, high-quality designs that provide natural light, airflow and overall comfort and quality of life.

At Ginninderry, we care about the quality of housing and the long-term value of your home, arguably your largest lifetime investment. That is why Ginninderry has a compliance bond process.

## FREE Design Consultation



Take advantage of our FREE design consultation, available to every purchaser. This allows us to provide expert advice early in the process and help you make the best choices for your dream home.

# Ginninderry Housing Design Requirements Summary

Dwellings must comply with ACT Planning Act 2023 for building setbacks, building envelopes, solar building envelopes, site coverage, plot ratio, block open space and planting areas, courtyard walls provisions etc.

Dwellings must be completed within 24 months from settlement as per Land Sales Contract.

Compliance Bond \$7.5k – \$10k for single dwelling homes.

*Must receive COU within 30 months of Settlement*

Free Front Soft Landscaping Package.

*Commences once Compliance Bond Refund process is complete and Housing Design Requirements are met*

Verge turfing to be completed by the purchaser as per Land Sales Contract.

No artificial grass in any location on your block or on the public verge.

- All electric home
- Roof Solar Absorbance less than 0.7
- Heat Pump or Solar Boosted Electric Hot Water System
- 3-5kw Solar PV System depending on block size
- Efficient and quiet Electric Heating/Cooling system
- Energy Monitoring System

No gas.

2,000lt-10,000lt Rainwater tank depending on block size.

Water efficient fixtures.

Minimum 7 Star NatHERs Rating.

Maximum 1.0m retaining walls for upward sloping blocks.

Front retaining wall maximum of 0.4m for downward sloping blocks.

Split level homes required on sloped blocks to maximise the benefits of site topography.

Additional sloping land requirements to ensure sensible and high-quality outcomes.

Mandatory courtyard walls – corner blocks and open space links as per ACT Planning Requirements.

Articulation to dwellings to corner blocks and blocks adjacent to open spaces.

Masonry or stone letterbox.

Coordinated fencing style and palette for consistent and high-quality streetscape.

Themed colour palette promoting reduced urban heat island effect and consistent high-quality finishes to streetscapes.

Collaborative design and compliance process to ensure high quality-built form outcomes that protect the value, integrity, and vision for Ginninderry community.

1hr free design consultation with you, your builder and/or designer/architect.

Advice and support from our experienced team throughout the design journey.



For a detailed list of the Macnamara Housing Design Requirements, scan the QR code.

[ginninderry.com/building](https://ginninderry.com/building)

**Ginninderry** 