

Ginninderry Housing Design Requirements

Single Dwelling Homes
Duplex Blocks

Macnamara

Acknowledgement of Country

Riverview Projects (ACT) Pty Ltd on behalf of the Ginninderry Joint Venture proudly acknowledges Australia's Aboriginal and Torres Strait Islander community and their rich culture and pays respect to their Elders past and present. We acknowledge Aboriginal and Torres Strait Islander peoples as Australia's first peoples and as the Traditional Owners and custodians of the land and water on which we rely.

We recognise and value the ongoing contribution of Aboriginal and Torres Strait Islander peoples and communities to Australian life and how this enriches us. We embrace the spirit of reconciliation, working towards the equality of outcomes and ensuring an equal voice.

Aboriginal and Torres Strait Islander people should be aware that this report may contain images or names of deceased persons.

Disclaimer of Liability

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Version Control

This report has been written by Riverview Projects (ACT) Pty Ltd as Development Manager for the Ginninderry Joint Venture.

The Housing Design Requirements may be updated from time to time. Your dwelling is assessed against the Design Requirements which are current at the time that your plans are submitted to Ginninderry for approval.

Where design discrepancies occur between neighbours using different versions of the Housing Design Requirements, the decision of the Design Manager will be final.

All illustrations and pictures are used to show an intended design outcome, but may not show a dwelling completely compliant with all other requirements of the Housing Design Requirements and should be used as a guide only.

NCC Update (ACT)

Note: The National Construction Code (NCC) with specific requirements to the ACT has been updated and is in effect from January 2024.

Provisions around adaptability and energy ratings have been revised. Designers should make themselves aware of these requirements.

Please contact us at designs@ginninderry.com or 1800 316 900

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Part 1: Welcome to Ginninderry

Our Vision

The Ginninderry community is unique in our region. It extends across the ACT/NSW border to the west of Belconnen and will ultimately be home to approximately 30,000 residents over the next 30-40 years.

Ginninderry is governed by a joint venture, being the Suburban Land Agency and Riverview Developments (ACT) Pty Ltd with Riverview Projects (ACT) Pty Ltd acting as Development Manager.

A Vision was established for Ginninderry, when planning for the new community began, to be a “sustainable community of international significance in the Capital Region”. This Vision has formed the backbone of all decisions made at Ginninderry – ensuring that social, environmental and economic factors are taken into consideration in a triple bottom line approach.

The Ginninderry Project Vision can be read in full here: ginninderry.com/our-vision/

Your Responsibility

As a land owner at Ginninderry, you have become part of this Vision and the decisions that you make about the home that you build and the lifestyle you lead will impact your broader community.

As a requirement of your land contract, you have a responsibility to communicate the requirements set out within this document to your builder, your architect and/or designer.

It is strongly recommended that you include provisions in your building contract to ensure that your builder is responsible for site and waste management and repairs to surrounding public areas including the verge, street trees, footpath and services damaged during construction.

You are required to turf and maintain your street verge.

Setting High Standards

Every home built in Ginninderry is an important piece of our interconnected community and overall neighbourhood design. The Project Team has established high expectations for Ginninderry, perhaps best illustrated by the project’s accreditation as Canberra’s first 6 Star Green Star Community, awarded by the Green Building Council of Australia. To achieve this certification, we’ve shown that Ginninderry will be a world leading community, exhibiting international best practice in urban design and construction.

As residents, you will benefit from a vast conservation corridor, well connected pedestrian and cycling pathways, tree lined streets and easy access to public transport.

Ginninderry aspires to be recognised as a world leader in sustainable development, delivering a community that is:

- Well planned and designed
- Dynamic and vibrant
- A healthy place to live work and play
- Productive and prosperous
- Flexible, adaptable and resilient.

We’re Here to Help

Ginninderry’s Project Team is here to help you navigate the process of designing your home.

A free one-on-one consultation is available for each purchaser. You, your builder and/or designer are encouraged to meet with the project team throughout your design process, ideally before you start designing your home.

If you have questions relating to these design requirements you can book an appointment by:

Email: designs@ginninderry.com
Phone: 1800 316 900

Building Resources

The Ginninderry website contains a Building Resources page.

ginninderry.com/building/builders-resources/

This page provides an extensive suite of resources for you, your designer and builder to assist with the design of your home.

Forms

(required throughout the design approval process)

- Macnamara Housing Development Requirements Application Form
- Front Landscaping Application Form
- Compliance Bond Refund Form

Block Specific Plans

- Block Disclosure Plan
- Block Planning Controls Plan
- Fencing Controls Plan

Block Specific Reports

- BAL Rating Certificate (where nominated)
- Soil Classification Report
- Acoustics Report and Management (noise effected blocks only)
- Estate Development Plans

Best Practice Guides

- Designing and Building on Sloping Blocks
- Smart Living Brochure
- Fencing Requirements

Statutory Planning Controls

Ginninderry's Housing Design Requirements and supporting documents must always be read in conjunction with the relevant Territory Plan and Planning Regulation codes including but not limited to the following:

- Planning (Exempt Development) Single Dwelling Housing Development Control - Belconnen District Declaration 2023
- Planning (Exempt Development) Single Dwelling Housing Development Control Declaration 2023
- The Territory Plan 2023 including Zone, and District Policies

- Supporting Territory Plan documents; Residential Zones Technical Specifications and Housing Design Guides

Built Form Character of Macnamara

The intent of these Design Requirements is to promote well designed dwellings of a higher architectural quality that contribute to Ginninderry as a master planned community. By following these Design Requirements, your home will also be more efficient, cost less to run and will be more resilient to weather extremes. All these elements will help future proof your home and your investment.

Dwellings within Macnamara should reflect a Modern Australian style that responds to the Canberra climate and maximise opportunities each block presents. Dwelling designs should encourage well planned indoor/outdoor connections and provide appealing streetscapes. Entries, porches, balconies and verandahs should sit comfortably within each design contributing to a welcoming feel and provide natural surveillance of the street.

Merit Based Assessment

In instances where a concept or design may not sit within the framework of these Design Requirements, a Merit Based Assessment may be considered. The proposal will be assessed on the following demonstrable criteria:

- **Site Appreciation:** the design must consider house siting, orientation of the dwelling, solar access and light penetration.
- **Architectural Merit:** the architectural detailing must be well resolved and understood, enhancing the building performance and offering a sustainable design approach not simply stylistic features.
- **Sustainability:** rainwater tank size, solar panel (PV) size, water fixture ratings, appliance ratings, slab edge insulation and window performance must be above the minimum standards set within this document.
- **Efficiency:** must achieve a NatHERS rating of 7.5 or higher. Certificates will be reviewed by an accredited assessor as required.
- **Innovation:** innovative building technologies such as electric vehicle readiness, solar battery readiness, alternate void formers such as Biax or Visy pods, slab edge insulation or a lower embodied carbon design approach.

Part 2: Design Approval Process

Pre-Design Phase

Ensure that you read and understand all mandatory requirements for building at Ginninderry. Ensure that you provide a copy of these Design Requirements along with the accompanying Building Resources to your builder and designer. You are encouraged to arrange a meeting with the Ginninderry team to discuss your concept plans prior to finalising documentation for design approval.

Design Approval Phase

Once you have designed your home, you will need to fill out a Ginninderry Design Application Form and submit it along with all required supporting documentation.

The Ginninderry design team will review and assess your home designs against the requirements in this document. If your house design does not comply or you have provided insufficient documentation, you will be asked to amend and resubmit your application. Any additional design changes and amendments will be at your own cost. You may also be required to pay a re-submission admin fee.

Once approved, you will be issued with a stamped set of house plans and an approval letter. You will then be able to submit your Ginninderry approved plans to your Building Certifier for building approval or to the ACT Government (EPSDD) for Development Approval (as appropriate).

Construction Phase

Once you have received all of the relevant approvals, you can start construction of your home. Please make the Ginninderry team aware of any changes to materials, appliance models as provided in your Design Application Form as this document will be used to assess compliance.

Fill out and submit a Front Landscaping Application Form. This can be done up to 12 weeks prior to your home completion date.

Pre-Design Phase

Read and understand all mandatory requirements

Pay your compliance bond at settlement

Provide these requirements and technical information to your builder/designer

Select your builder/architect and design your home

Design Approval Phase

Fill out your Ginninderry Design Application Form

Submit Form along with all required plans and documentation

Ginninderry Design Assessment

✓
Ginninderry Design Approval and stamped plans issued.

✗
If Non-Compliant
Comments issued to guide re-submission

Submit your stamped plans for Building Approval or Development Approval (as appropriate)

Construction Phase

Build your home

Notify Ginninderry of any changes to your designs or appliance selections

Fill out and submit a Landscape Application Form

Compliance Phase

Achieve Certification of Occupancy

Fill out a Compliance Bond Refund Form

Compliance Inspection Conducted

✓
Compliance Achieved and Bond Returned

✗
Non-Compliant
Comments issued to help rectify

If still non-compliant: Bond will be retained

Front Landscaping Package Completed for compliant dwellings only.

Compliance Phase

Once you have received your Certificate of Occupancy, fill out and submit a Compliance Bond Refund Form. Ginninderry's Compliance Officer will conduct a Compliance Inspection. Your home will be checked against your Design Approval documentation and these Requirements.

If your home is found to be compliant, your full Compliance Bond will be returned and your Front Landscaping Package will be completed free of charge. This includes a one-on-one appointment with a Ginninderry nominated company to finalise the front garden design and inclusions of your package.

If our Compliance Officer finds areas of non-compliance, you will be informed of these issues and offered the opportunity to rectify them. Once rectified, our Compliance Officer will conduct a second inspection to ensure compliance. Any rectification works required will be at your own cost. If multiple Compliance Inspections are required, you may be required to pay additional inspection fees (as set out in your Contract for Sale of Land).

If you chose not to rectify any areas of non-compliance, your bond will be retained by Ginninderry and you may not be eligible for a free Front Landscaping Package.

Eligibility for landscaping and retention of the Compliance Bond (either full or partial) is at the discretion of the Compliance Officer.

Why a Compliance Bond Process?

An important part of the Contract for Sale of Land at Ginninderry is the requirement for the payment of a Compliance Bond at the time of settlement. The Compliance Bond helps to ensure that the house design and sustainability requirements are met in accordance with your approved plans.

The Bond also helps to ensure that builders take care during construction to establish proper erosion and sediment controls, protect our waterways as well as the street trees, public verges and other public assets.

Once you receive your Certificate of Occupancy for your home, and subject to compliance being achieved as per these guidelines, the Compliance Bond will be returned to the party that paid the Bond.

If you are selling your land or home prior to design or completion, you should transfer the Compliance Bond to the new purchaser and advise Ginninderry at the time of transfer by completing a Transfer of Compliance Bond Form. This can be found at ginninderry.com/building/builders-resources/

Conditions of Compliance Bond Return and Front Landscaping

The conditions for the return of the Compliance Bond and Front Landscaping Package are:

- A Design Application Form and supporting documentation including House Plan set and sustainability checklist must be submitted to and approved by the Design Manager.
- The home must be built to the Approved Plans and in accordance with these Requirements.
- Any damage to the surrounding verges, street trees, footpath, services and adjoining land caused by the construction of your home must be rectified to the satisfaction of Ginninderry's Compliance Officer and/or Estate Manager.
- All waste in the front garden on the public verge and adjoining lands has been removed.
- A Front Landscaping Application Form has been submitted and the front landscaping design has been agreed with the Ginninderry nominated landscape company.
- Building Construction (including driveways and fencing) must be completed within 24 months (2 years) of settlement.
- All hardscaping items completed including retaining walls, courtyard walls, mailbox, boundary fencing, street facing fencing (side gates).
- The home owner needs to have turfed the street verge.
- For designs previously approved a re-submission administration fee will be applicable and deductible from the compliance bond as follows. (at the discretion of the Design Manager or Compliance Officer)

Compliance Bond Amount and Associated Fees

Compliance Bond paid at settlement:

Block	≤ 600m ²	= \$7,500
	> 600m ²	= \$10,000
For all MU2 (Dual occupancy)		= \$10,000
Irrespective of block size		

Design Re-submission administrative fees:

1st Re-submission	= \$250
2nd Re-submission	= \$500
3rd Re-submission	= \$750

Additional Compliance Inspections:

Each additional inspection	= \$550
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Part 3:

Design and Compliance Requirements

The Design Requirement criteria below will be used to assess your Design Approval. It will also be used by our Compliance Team once you finish construction of your home to enable your Compliance Bond to be returned and your Free Front Landscaping Package to be installed.

DTC = Deemed to Comply

		Design Approval	Compliance Approval
1.0	Built Form Mandatory Requirements	DTC	DTC
1.1	Roof Design		
1.1.1	Homes must have a roof type that complies with the following: <ul style="list-style-type: none"> Hip Roof with a pitch of ≥ 20 degrees Skillion Roof with a pitch of ≥ 10 degrees OR ≥ 5 degrees if behind a parapet wall Gable Roof with a pitch of ≥ 30 degrees Parapets must fully conceal the roof form and return down both side elevations for the length of the facade including parapets to garages. 		
1.1.2	Roof design must consider placement and orientation of solar (PV) panels and roof mounted solar hot water systems (if used).		
1.1.3	Roof coverings must have a solar absorptance rating of ≤ 0.7 and must be selected from the External Colours and Finishes Schedule.		
1.1.4	One single roof colour and material must be used for the whole home.		
1.2	Eaves and Awnings		
1.2.1	Eaves must have a minimum depth of 600mm on all street-facing façades and north-facing façades. If eaves are not provided on these façades, an awning or sunhood of equal depth is required and must extend along the entire width of any windows. Eaves depth measured from outer face of cladding or masonry.		
1.2.2	Windows to any conditioned room with no eaves directly above must have an awning or sunhood with a minimum depth of 300mm which extends along the entire width of the window.		
1.2.3	Windows to any non-conditioned rooms may be excluded from having eaves, awnings or sunhoods such as laundries, WC or storage areas.		
1.3	Windows and Glazing		
1.3.1	Windows to primary street frontages must be more vertical in proportion than horizontal. This includes any sliding door unit. Horizontal slot windows for kitchens or bedrooms may be permitted on merit. Sliding windows are not permitted on front facades. Acceptable styles include awning, casement and tilt & turn windows.		

		Design Approval	Compliance Approval
		DTC	DTC
1.3	Windows and Glazing		
1.3.2	A primary living space must receive northern winter sunlight for a minimum of 3.0hrs on the winter solstice (June 21st).		
1.4	Entry Porch		
1.4.1	The front door of each dwelling must be clearly visible from a public street and laneway. For block frontages of 14.0m or less entries to the side of the home may be considered on Architectural Merit such as Articulation, façade material use and surveillance to the street.		
1.4.2	An entry porch or covered entry is mandatory for all homes. The covering must not be more than 3.0m above the entries finished ground level.		
1.4.3	Entry porches must have a minimum footprint dimension of 2.0m x 1.5m.		
1.4.4	Masonry elements and any masonry piers must terminate a minimum of 450mm from the soffit or gutter line to reduce bulk.		
1.4.5	Entry Posts shall be made of timber or steel and be a minimum of 150mm x 150mm. Posts are permitted within masonry piers or as stand alone elements.		
1.5	External Façade Elements		
1.5.1	Reproduction styles or historical Architectural styles will not be permitted.		
1.5.2	Street and public facing façades for each home must include a minimum of <u>two</u> complementary materials and/or finishes from the following: <ul style="list-style-type: none"> • Brick - smooth face (chosen from the External Colours and Finishes Schedule) • Masonry - painted, rendered or bagged finish • Foam cladding - rendered and painted • Metal wall cladding - pre-finished • Fibre cement sheeting - painted or rendered • Hardwood cladding • Plywood cladding - stained or painted • Tiled and stackstone style applied elements are not permitted to entry porches or front façades. 		
1.5.3	Façade treatments must be used in genuine proportions and balance the entire façade. Isolated token uses of materials or single usage of a material will not be accepted. For example, infill panels are not permitted above windows.		
1.5.4	Material changes are not permitted on external corner joints. Facade materials must return around the corners of dwellings a minimum of 5.0m		
1.5.5	Façade articulation must be provided in the design using wall offsets and projections including features such as blade walls, bay windows, shading and awning elements.		
1.5.6	Facade treatments must continue down slab edges to finished ground level. Exposed concrete slab edges to dwellings, porches and alfrescos are not permitted. Refer to Figures 01 - 04.		
1.5.7	Rooms fronting the street must primarily be habitable (ie. living rooms, lounge rooms, bedrooms, study) to provide a direct visual connection with the street through the use of windows. Avoid service rooms to frontages.		
1.5.8	Façade colours including roof, wall, cladding, window frames, entry doors, garage doors, blades walls, piers and posts must be selected from the External Colours and Finishes Schedule.		

		Design Approval	Compliance Approval
		DTC	DTC
1.5	External Façade Elements		
1.5.9	Conservation Edge lots require a covered verandah with a minimum depth of 1.8m. The verandah must extend to 50% of the façade width and wrap corner blocks. Refer to sales release plan for lot types.		
1.5.10	Homes with more than one public frontage must address all frontages through articulation and material usage.		

Fig 01: Insulated Edge Beam

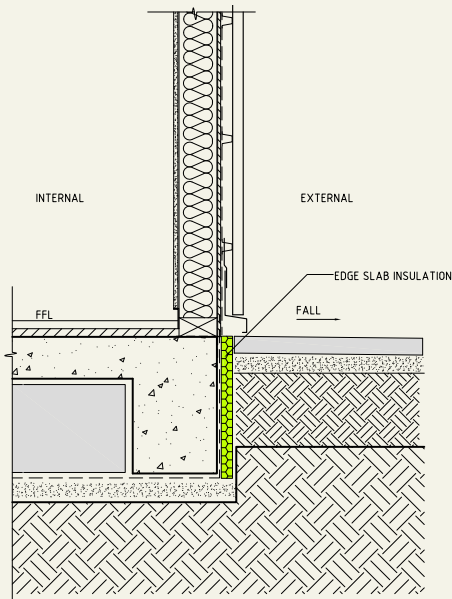


Fig 02: Insulated Stepped Slab

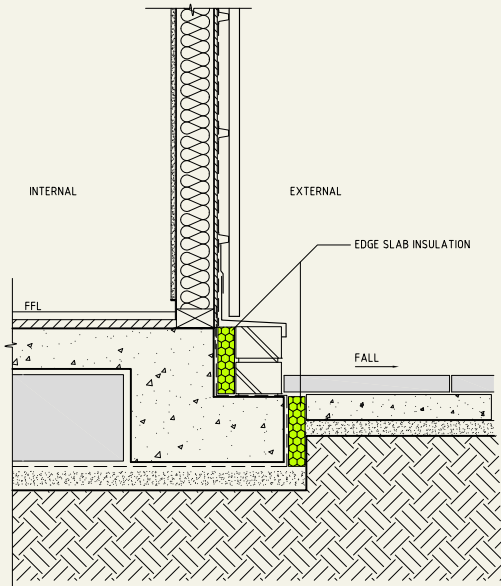


Fig 03: Insulated Deep Edge Beam

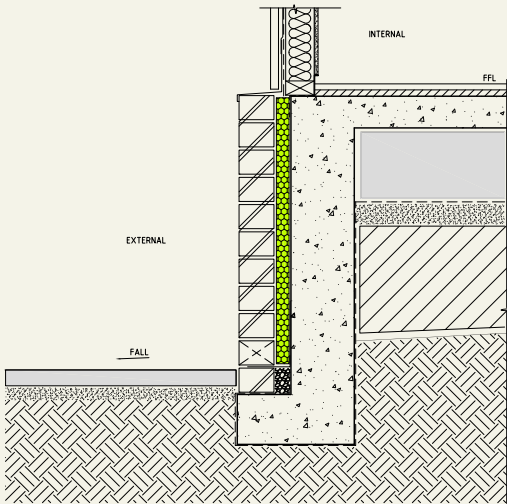
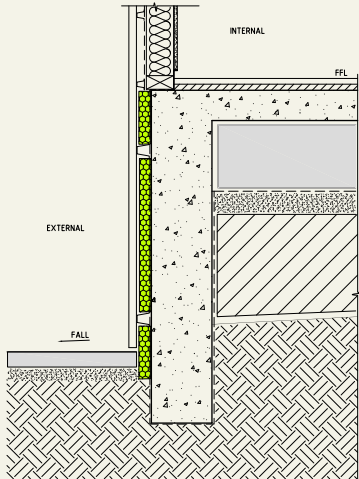


Fig 04: Insulated Deep Edge Beam



		Design Approval	Compliance Approval
		DTC	DTC
1.6	Corner Blocks and Open Space Frontages (additional requirements)		
1.6.1	Corner block homes must address both street, laneway or any open space frontages.		
1.6.2	House designs on corner blocks must incorporate one of the following: <ul style="list-style-type: none"> extension of the entry porch to incorporate a verandah to wrap the corner wrap-around corner windows with hoods, awnings or eyebrows wrap-around decking wrap-around balcony 		
1.6.3	Façade materials must wrap around the corner of the building to a minimum of 5.0m. Material changes are not permitted on external corner joints.		
1.7	Duplex Blocks (additional requirements)		
1.7.1	Duplex blocks must be an integrated design with an adjoining wall system. Refer to Figure 07 below. Roof falls must fall to the street or rear of block and not to inter-allotment side boundaries.		
1.8	Garages and Carports		
1.8.1	For block frontages of 12.5m or greater garage doors can be either panel lift or tilt up only with a maximum width of 5.2m.		
1.8.2	For block frontages < 12.5m wide: only single width garage doors with a maximum width of 3.0m are permitted. Garage door widths must not exceed 35% overall façade width for blocks less than 12.5m wide. This applies to all street frontages. Garage doors can be either panel lift or tilt up only.		
1.8.3	Triple fronted garages are only permissible to rear loaded Streetscape Plus Blocks (MU2). Where a triple garage is proposed, articulation between the primary and secondary garage doors is required.		

Fig 05

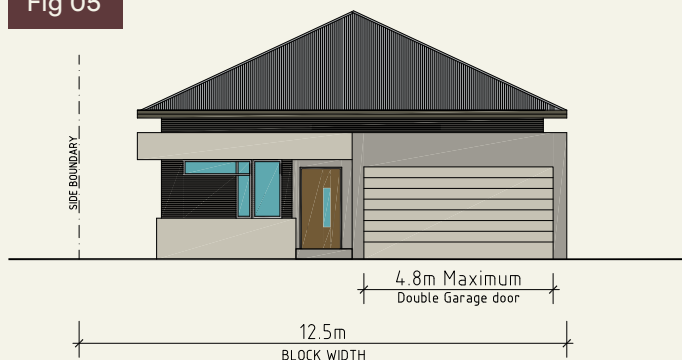


Fig 06

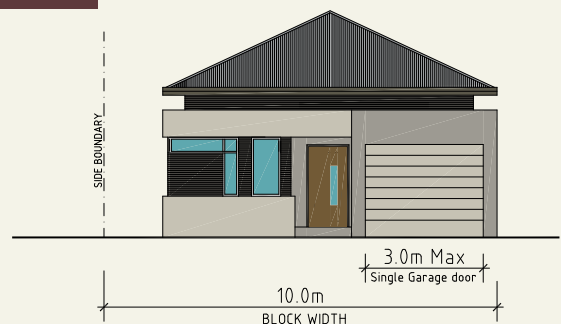
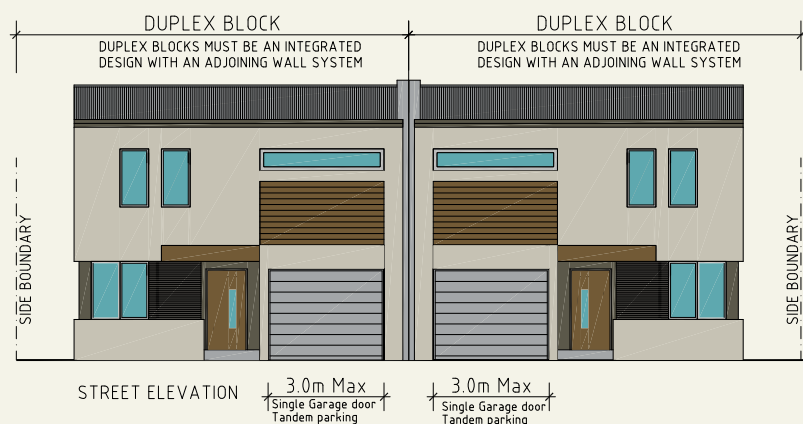


Fig 07



		Design Approval	Compliance Approval										
		DTC	DTC										
1.9	Driveway and Driveway Crossovers												
1.9.1	Driveway crossovers must be constructed in either plain concrete or a maximum 5% grey oxide pigment.												
1.9.2	On block driveways must be constructed in either plain concrete or a maximum 5% grey oxide pigment or an approved permeable paving system such as grass cell.												
2.0	Efficient Home Design												
2.1	Thermal Performance												
2.1.1	Your home must achieve a minimum 7 star NatHERS Rating and 7.5 stars if a merit based approval is proposed. NatHERs generated certificates and stamped plans are required for Design Approval. Certificates will be reviewed by an accredited assessor as required.												
2.2	Home Energy Systems												
2.2.1	<p>The following minimum solar (PV) system size requirements apply:</p> <table><tr><th>Block size (m²)</th><th>Minimum PV size (kW)</th></tr><tr><td>≤ 250</td><td>2</td></tr><tr><td>251 ≤ 350</td><td>3</td></tr><tr><td>351 ≤ 500</td><td>4</td></tr><tr><td>> 500</td><td>5</td></tr></table> <p>Streetscape Plus Blocks (MU2) can elect whether to provide one single PV system or divide across dwellings.</p>	Block size (m ²)	Minimum PV size (kW)	≤ 250	2	251 ≤ 350	3	351 ≤ 500	4	> 500	5		
Block size (m ²)	Minimum PV size (kW)												
≤ 250	2												
251 ≤ 350	3												
351 ≤ 500	4												
> 500	5												
2.2.2	<p>One of the following approved home energy management systems must be installed and commissioned:</p> <ul style="list-style-type: none">• Evergen• Reposit (only available if installing a solar battery)												
2.2.3	Your solar inverter must be compatible with the home energy management system selected above.												
2.3	Hot Water Systems												
2.3.1	A solar or heat pump hot water system must be installed. Instantaneous or gas hot water systems are not permitted.												
2.3.2	Hot water systems must have a temperature application range appropriate for the Canberra Climate including operation with outdoor air temperatures of as low as -5°C.												
2.4	Heating and Cooling Systems												
2.4.1	<p>If installed Reverse Cycle Air Conditioning Systems must have the following specifications:</p> <ul style="list-style-type: none">• Energy Efficiency Ratio (EER) of ≥ 3.1 for the cooling cycle• Coefficient of Performance (COP) of ≥ 3.5 for the heating cycle• Sound Pressure Level (SPL) of outdoor unit of ≤ 57dB at 1.0m for both heating and cooling cycle• Able to operate with outdoor air temperatures of -10°C (heating) and 45 °C (cooling)												
2.4.2	If installed, solid fuel heaters (eg. slow combustion wood heaters) must have an overall efficiency standard of not less than 65% and an emission standard of not greater than 1g/1kg. Note: ACT Government has banned all wood burning heaters from 2045.												

		Design Approval	Compliance Approval
		DTC	DTC
2.5	Rainwater Tanks and Water Saving		
2.5.1	The following minimum size requirements apply: <u>Block Size (m²)</u> <u>Minimum Tank Size (L)</u> ≤ 250 no minimum requirement 251 ≤ 350 2,000 351 ≤ 599 4,000 600 ≤ 800 8,000 ≥ 801 10,000		
2.5.2	Rainwater tanks must be connected to at least a toilet, laundry cold water and external taps.		
2.5.3	Water efficient fixtures and fittings must be installed with the following minimum star rating in accordance with the Water Efficiency Labelling and Standards (WELS) Scheme: <ul style="list-style-type: none">• Showerheads: 3 star with flow rate 9L/min or less• Tapware in kitchen and wet areas: 4 star• Toilets: 4 star		
3.0	Site Works		
3.1	Building Construction Practices		
3.1.1	A Sediment and Erosion Control Plan must be provided with your Design Application for approval.		
3.2	Sloping and Benched Sites		
3.2.1	The dwelling design must consider the natural slope of the site. Blocks with 2.0m or greater level change must incorporate a split level design to address the majority of slope on the block.		
3.3	Cut and Fill		
3.3.1	Up sloping blocks must utilise front tiered retaining walls to reduce rear site cuts and retaining walls to a maximum of one 1.0m retaining wall. Refer to Figure 08.		
3.3.2	Down sloping blocks must have a front FFL (finished floor level) no lower than 380mm from top of kerb level measured at the mid point of the block resulting in a maximum retaining wall height of 400mm. Refer to Figure 09 & 10.		
3.3.3	Cross slope must be addressed by split level design between dwelling and garages.		
3.4	Retaining Walls		
3.4.1	The maximum height for retaining walls behind the building line is 1.0m.		
3.4.2	Retaining walls to any frontage are to be constructed in masonry only such as natural stone, rock faced, bagged or rendered or an Architectural splitface block.		
3.4.3	For blocks with grades of over 4.0m upsloping from the street, retaining walls may be terraced at 1.0m height increments and a 2.0m width between each terrace level. Refer to Figure 08		
3.4.4	Where a retaining wall is required in combination with a courtyard wall the maximum combined height of retaining wall and courtyard wall is 2.2m. ie 1.0m high wall + 1.2m high courtyard wall. Refer to SDHDC Belconnen District Declaration 2023 for any mandatory fencing requirements.		

		Design Approval	Compliance Approval
		DTC	DTC
3.4.3	Common retaining walls between adjoining blocks are not permitted. The boundary NGL (natural ground level) must remain unchanged with each block's owner constructing their own walls which are offset from the boundary by a minimum of 500mm.		
3.4.4	All proposed/required retaining walls, materials and heights must be shown on construction drawings for Ginninderry approval.		

Fig 08: Up sloping block - Rear retaining wall controls

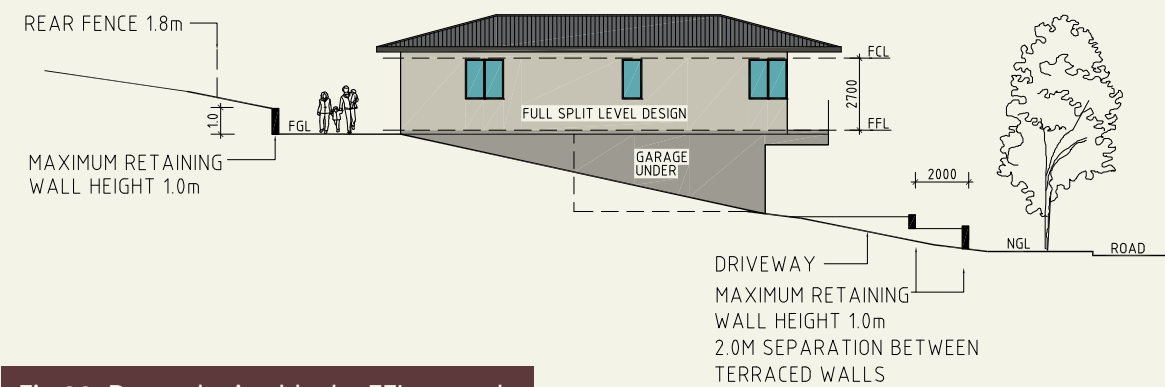


Fig 09: Down sloping block - FFL controls

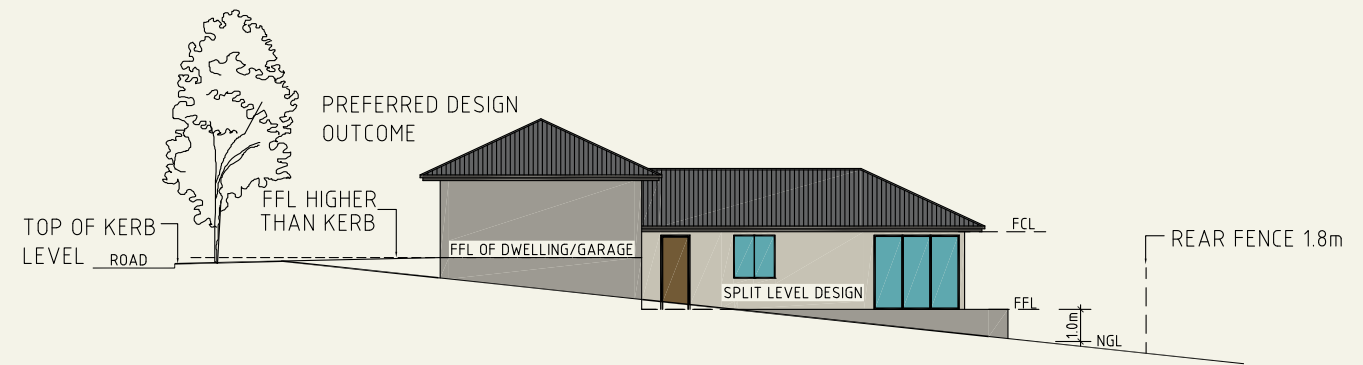
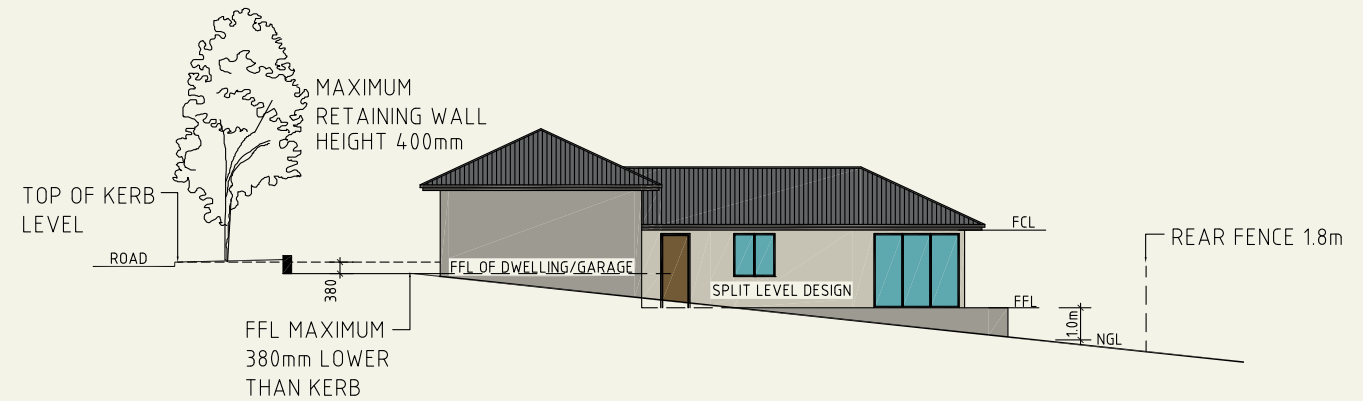


Fig 10: Down sloping block - FFL controls



		Design Approval	Compliance Approval
		DTC	DTC
4.0	Fencing and Courtyard Walls		
4.1	Fencing Plan		
4.1.1	A Fencing Plan must be provided with your Design Application. Refer to the building resources Fencing Control Plan for a general fencing requirements.		
4.2	Side and Rear Boundary Fencing (Inter-allotment Fencing)		
4.2.1	Fencing must sit at the Natural Ground Level (NGL).		
4.2.2	Fencing is to be a maximum of 1.8m high and can be: <ul style="list-style-type: none"> timber paling fencing or lapped and capped timber paling fence Colorbond – Colour “Jasper” and Profile: Neetascreen or Miniscreen only 		
4.2.3	Must be setback a minimum of 1.0m behind the front building line.		
4.3	Street Facing Fencing (to the sides of your home)		
4.3.1	Must be setback a minimum of 1.0m behind the front building line.		
4.3.2	Fencing and gates are to be a maximum of 1.8m high and constructed of either <ul style="list-style-type: none"> timber hardwood – stained or painted powder-coated aluminium with slats vertical or horizontal Colour must be selected from External Colours and Finishes Schedule.		
4.3.3	Fencing and gates must be open form fencing with minimum 10mm gaps. Solid colorbond or timber is not permitted to face any street or laneway frontage or open space frontage.		
4.4	Courtyard Walls		
4.4.1	For all courtyard wall requirements, refer to the: <ul style="list-style-type: none"> Building Resources – Block Specific Plans – Fencing Controls Plan SDHDC Belconnen District Declaration & the Territory Plan 		
4.4.2	All courtyard walls will be constructed of masonry piers with infill panels of vertical or horizontal slats with a minimum 10mm gap.		
4.4.3	Infill panels can be constructed of timber hardwood – stained or painted, powder-coated aluminium slats or painted treated pine.		
4.4.4	Infill panels and render colours must be selected from External Colours and Finishes Schedule.		
4.5	Mailbox		
4.5.1	Mailboxes should be incorporated into a courtyard wall (where wall permitted).		
4.5.2	Standalone mailboxes must compliment the home and must be constructed of masonry such as smooth face brick, stone faced masonry, rendered or bagged masonry or natural stone.		
4.5.3	Prefabricated mailboxes are not permitted.		

		Design Approval	Compliance Approval
		DTC	DTC
5.0	Front Landscaping and Verge Treatments		
5.1	Ginninderry will provide a front landscape package for compliant dwellings only. Refer to page 7.		
5.2	The front verge is required to be turfed upon completion of the dwelling.		
5.3	The use of synthetic or artificial grass is not permitted in any location on your block or on the public verge in Macnamara.		
5.4	The use of gravels, pebbles, tanbark, paving or concrete is not permitted on any verges.		
6.0	Services and Ancillary Structures		
6.1	Integrated Services		
6.1.1	Water meters, electrical meters and NBN cabinets must be integrated within the building wall or screened from the street		
6.1.2	Solar panels and rooftop hot water systems must sit flush with the roof pitch if located to the front of the house. Aerials, satellite dishes and antennas must be located to the rear or side of the house.		
6.1.3	Heat pump hot water systems, air conditioning units, rainwater tanks and clothes drying lines are to be located to the rear or side of the house and must be screened from public view.		
6.1.4	A dedicated bin storage area is required for three bins (general waste, recycling and garden waste). This can either be within the garage or behind the street fronting fence. Bin storage area must be shown on plans.		
6.1.5	Sheds and outdoor structures can only be located in the rear yard and must not be visible from the street and public spaces.		
6.1.6	Please note that there is no mains gas connection to homes in Macnamara. This is part of Ginninderry's commitment to building a more sustainable and energy efficient suburb.		
7.0	Merit based approval will be assessed on the following demonstratable criteria		
7.1	Site Appreciation: the design must consider house siting, slope management, orientation of the dwelling, solar access and light penetration.		
7.2	Architectural Merit: the architectural detailing must be well resolved and understood, enhancing the building performance and offering a sustainable design approach not simply stylistic features.		
7.3	Sustainability: rainwater tank size, solar panel (PV) size, water fixture ratings, appliance ratings and window performance must be above the minimum standards set within this document.		
7.4	Efficiency: must achieve an Accredited NatHERS rating of 7.5 or higher. Non-Accredited certificates are not accepted.		
7.5	Innovation: innovative building technologies such as electric vehicle readiness, solar battery, alternate void formers such as Biax or Visy pods, slab edge insulation or a lower embodied carbon design approach.		

During Construction

As the land owner, you are responsible for the Construction Practices of your builder on your site. It is recommended that you include the following requirements in your Build Contract. This includes (but is not limited to) provisions to ensure that your builder is responsible for sediment and erosion control, site and waste management and repairs to surrounding public areas including the verge, street trees, footpath and services damaged during construction. Ginninderry's Project Estate Manager will monitor sites during construction. If your building is seen to not be complying with the following requirements you may be provided with a warning letter or compliance bond deduction.

		Compliance Approval
8.0	Construction Practices	DTC
8.1	Temporary Site Fencing	
8.1.1	On settling on your block, you should fence your site with temporary construction fencing to secure access and prevent dumping.	
8.2	Sediment and Erosion Control	
8.2.1	The measures shown on the approved Sediment and Erosion Control Plan must be established prior to commencing any construction.	
8.3	Drainage	
8.3.1	Adequate drainage must be provided to ensure that there will not be any concentrated overland flow from the block during or after construction.	
8.3.2	Adequate soil and stormwater management controls are maintained until the landscape on the block is established.	
8.4	Air and Noise Pollution	
8.4.1	All ACT Government requirements relating to air and noise pollution, including but not limited to the minimisation of dust, appropriate noise thresholds and hours of operation must be adhered to.	
8.4.2	Under no circumstance must waste material be burnt on site.	
8.5	Construction and Demolition Waste	
8.5.1	During construction on the block, builders must establish and maintain a waste enclosure or waste containment area on the block.	
8.5.2	All building materials and waste stock piles must be fully enclosed to prevent material being blown off the block.	
8.5.3	All building materials and waste stock piles must be located within the block and clear of verges. You must obtain approval from TCCS (Transport Canberra and City Services) if you wish to store material on the verge or other Territory owned land.	

Part 4:

Built Form

Examples

The term “built form” refers to the look of the homes and other buildings constructed at Ginninderry. The built form of your home will make a significant contribution to the attractiveness and long-term value of the development.

Some elements of the built form are more prominent than others and conditions are in place to manage their impact on the streetscape.

Roof Design & Colour

Refer to requirement 1.1

The roof of your home should be designed to consider optimal placement of solar panels and be integral to the design of your home. Your solar panels will work best if they are installed facing north at 30 degrees from horizontal.

Complicated roof designs lead to complicated and more expensive solar panel installations.

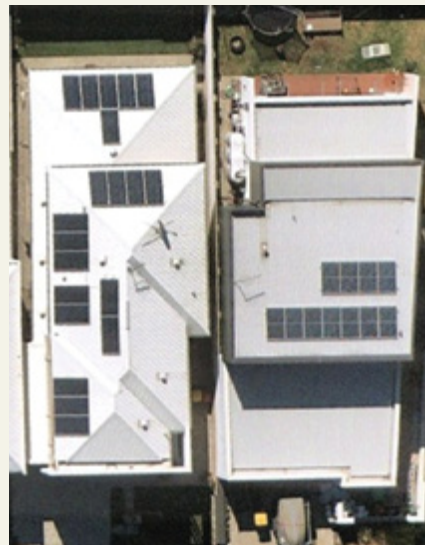
The colour and material that your roof is made from will also have an effect on how much heating and cooling is required by your home. Lighter roof colours help to save you energy by reflecting hot summer sun. They also help to reduce the urban heat island effect of the suburb. Roof materials are rated with a solar absorptance (SA) between 0 (lighter colours, less absorption) and 1 (darker colours with high absorption).



Darker roofs create excessive heat

A

B



Example A: Hip roof design with complicated solar panel configuration

Example B: Skillion roof design with simple solar panel configuration



Lighter roofs reduce heat transfer

Neighborhoods with lighter coloured roofs, good tree canopy coverage and reduced hard surface areas such as concrete and synthetic turf areas are significantly cooler in summer months.

Eaves and Awnings

Refer to requirement 1.2

Correctly designed eaves can be the simplest and least expensive shading method for your home. The size and effectiveness of your eaves depends on the orientation and size of your windows. Canberra is a cool climate region so maximise winter sun and avoid having any areas of your windows in permanent shade (such as windows that extend to the top of a wall under an eave).

Awnings or sunhoods can also be used as design features to provide interest and articulation to your home while also providing shading in summer.

External Vertical shading screens or deciduous planting should be considered for large windows facing east and west.



Example of an awning



Awnings provide weather protection and permit better operability of windows and cross ventilation.



Example showing sunhoods to windows.

Windows and Glazing

Refer to requirement 1.3

Windows and glass doors let in light, fresh air and provide good indoor and outdoor living connections. Windows are also the weakest link in the insulation of your building. The size and location of your windows throughout your home can significantly impact the NatHERS star rating of your home.

The performance of a window is determined not only by the glass, but also by the frame. By increasing the performance of your windows, you will increase your homes comfort and reduce energy consumption. If possible, consider using double glazing with thermally broken frames (frames that reduce the transfer of heat from outdoor to indoor). Aim for a window system with a low U-Value (less than 4.1) and for a solar heat gain coefficient of around 0.4 - 0.66.

The use of skylights is discouraged as they are typically not well sealed and are often impacted heavily in severe weather conditions such as bushfires and hail.



Awnings used in conjunction with eaves provide better summer sun protection.



External screens to shade western façades.



Window hoods and strong eave lines can inform the Architectural form whilst providing efficient shading and weather protection.



Western summer sun can only be controlled through vertical sun protection. Consider operable sliding louvres or screens to living areas facing due west.

Entry Porch and Verandahs

Refer to requirement 1.4

The entry for your home is an important feature that should help provide an attractive streetscape and welcoming feel to your home.

Porch and verandah designs should relate to the human scale and be roofed for weather protection. Posts and columns when utilised should be slender and reflect a lighter form and relate to the scale of smaller roofed areas above that are generally being supported.



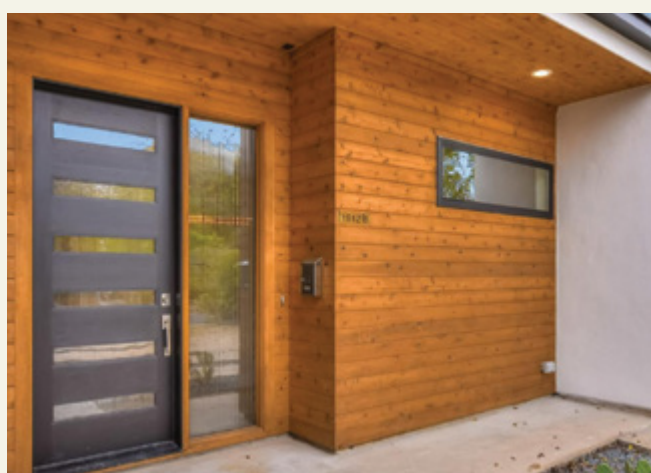
A post and beam supporting a partial cantilever style porch entry is open and welcoming from the streetscape.



The entry provides good weather protection and articulates the dwelling to the street frontage.



Integrated roof line and single post provides a well covered and visible entry.



A more contemporary approach combines a blade wall and deep eave.

External Façade Elements

Refer to requirement 1.5

Well considered material use contributes to the dwelling design and streetscape. A simple palette of two or three materials is generally sufficient to define and characterise a dwelling.

Windows facing the street provide for good visual connection from your home. Habitable rooms such as living rooms, lounge rooms, bedrooms etc. allow for larger window openings and should therefore be located to the front of the home where orientation allows. Service and utility areas should be located to the rear and side of the dwelling wherever possible.

Reproduction or historical Architectural styles will not be permitted.



Example of a stained timber façade



Example of cladding, face brick and render to a façade



Recycled materials or materials with high recycled content can be integrated within a dwelling design.



Example of face brick, cladding and stained timber to a façade

Corner Blocks

Refer to requirement 1.6

Corner blocks are special and provide significant interest in more than one direction. As such, corner blocks must address all street, laneway or open space frontages. Corner blocks should consider wrapping porches around both street frontages to provide balanced articulation and functionality to the home design.



Example of cladding and window elements wrapping a corner



Example of porch articulation elements wrapping the corner

Garages and Carports

Refer to requirement 1.8

Garages are to have panel lift or tilt doors to all street and laneway frontages if a door is required. Garage doors can be integrated into the façade design to provide a modern aesthetic and colours should flow from the dwelling design. Roller-style garage doors or carports forward of the building line are not permitted in Macnamara.



Example of panel lift doors showing stained hardwood cladding and vertical glazed elements



Example of integrated timber tilt up garage door and vertical timber cladding

Driveways and Driveway Crossovers

Refer to requirement 1.9

Dark pavements and concretes can contribute significantly to the urban heat island effect. Therefore, lighter coloured concrete is mandated across Ginninderry.

Ginninderry has varying soil conditions which may require structural preparation of the subgrade and driveway slab design to minimise potential movement and cracking. Ensure your contractor/builder takes into account the site classification within the building resources area.



Permeable paving or living alternatives (such as grasscell) driveways can also be considered from the property boundary to the garage only.



Kerbs and footpaths are constructed in plain concrete and the driveway cross over must be constructed in either plain concrete or a maximum 5% grey oxide pigment.

Front Façade Elements



- 1.1.1 Eaves to skillion roof form
- 1.1.3 Light façade and roof colour
- 1.3.1 Vertical front windows
- 1.4.1 Visible front entry
- 1.4.2 Integrated porch design
- 1.9 Light coloured driveway and entry path

Front façade elements play an important role to enhance the dwelling and overall architectural character of Ginninderry.



1.2.1 Eaves to street frontage

1.4.1 Visible front entry

1.4.2 Expressed but integrated front verandah

1.4.5 Verandah posts protruding from low masonry blade wall elements.

1.5.6 Light façade material with accent colour

This is a good example of the proportion of the post complimenting house design.

Front Retaining Walls and Fencing

Refer to requirement 4.4

Front fencing and retaining walls play an important role in defining the public realm from the private realm.

Well constructed walls and fencing add value and contribute to the appeal of the streetscape.



Architectural split face block with capping stone terraced to reduce a single wall height.



Smooth face brick retaining wall with accent planting behind.



Mailbox integrated into a rendered pier and retaining wall.

Front Retaining Walls and Fencing Continued

Refer to requirement 4.4



Open form powder coated metal gates and rendered masonry piers.



Combination accent planting in front of an open form courtyard wall.



Open form powder coated metal fencing.



Any fencing or gates that face a street or laneway are required to be open form powder coated aluminium or open form painted or stained timber fencing.

Side and Rear Fencing

Refer to requirement 4.2



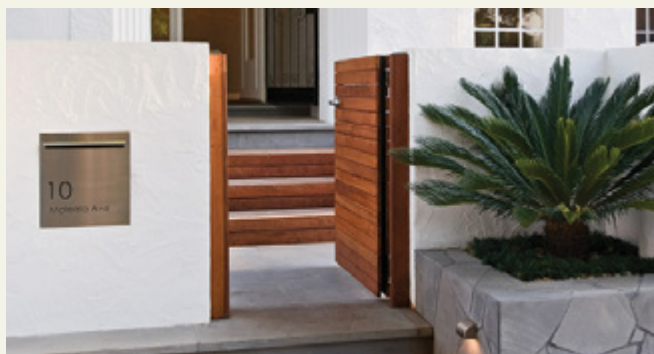
Side and rear fencing establish the inter-allotment boundaries. Ginninderry permits either “Jasper” colorbond or timber fencing.



Timber inter-allotment fencing.

Mailboxes

Refer to requirement 4.5



Mailbox integrated into rendered blade wall and entry gate.



Mailboxes are required to be integrated into blade or courtyard walls or be constructed within a masonry pier.



Free standing stone faced mailbox.

Architectural Merit-based Designs

Refer to requirement 7.0



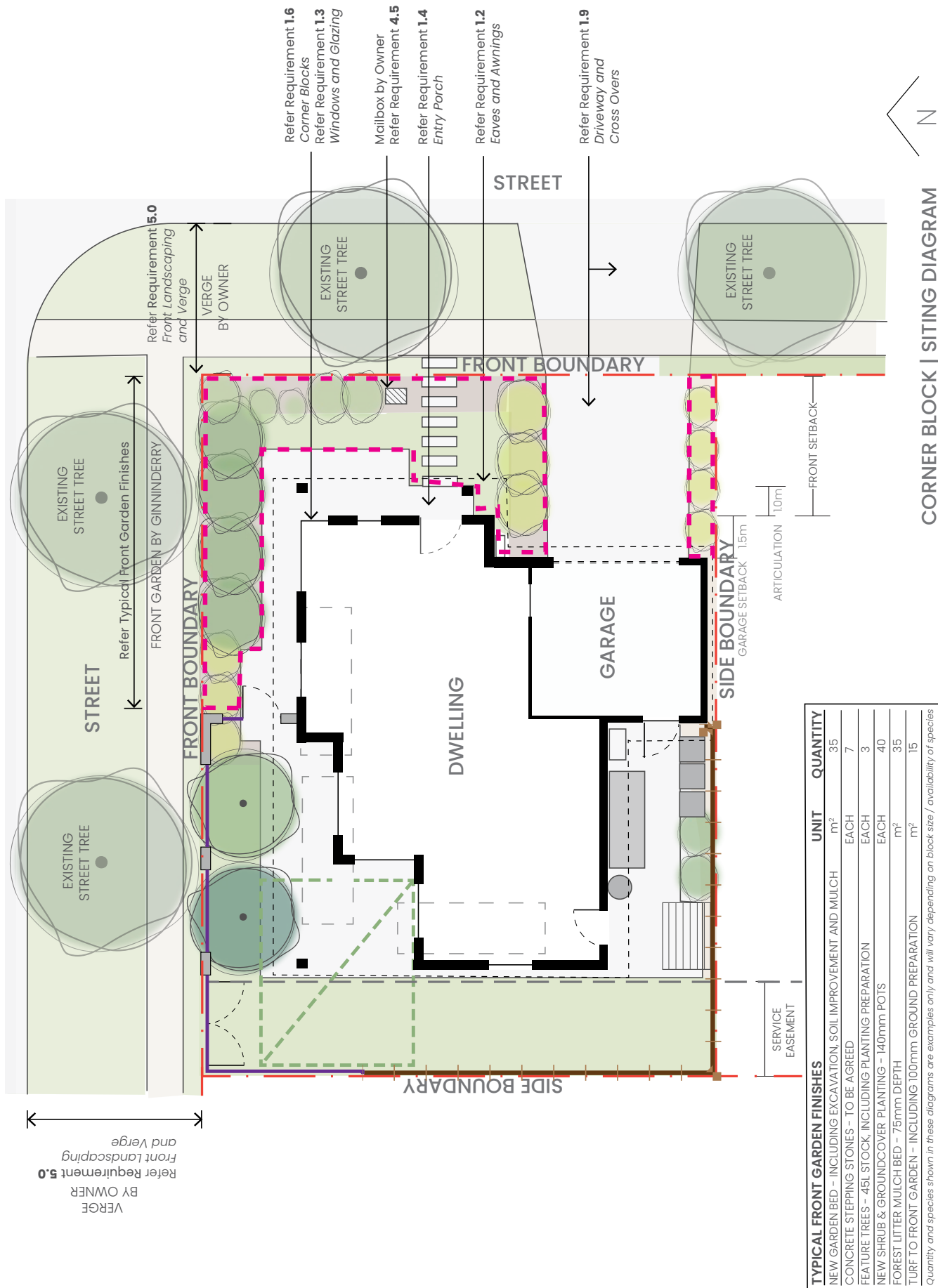
Dwellings that sit outside the general housing requirement design may be considered on architectural merit. Refer to the demonstrable criteria element 7.0.

Part 5:

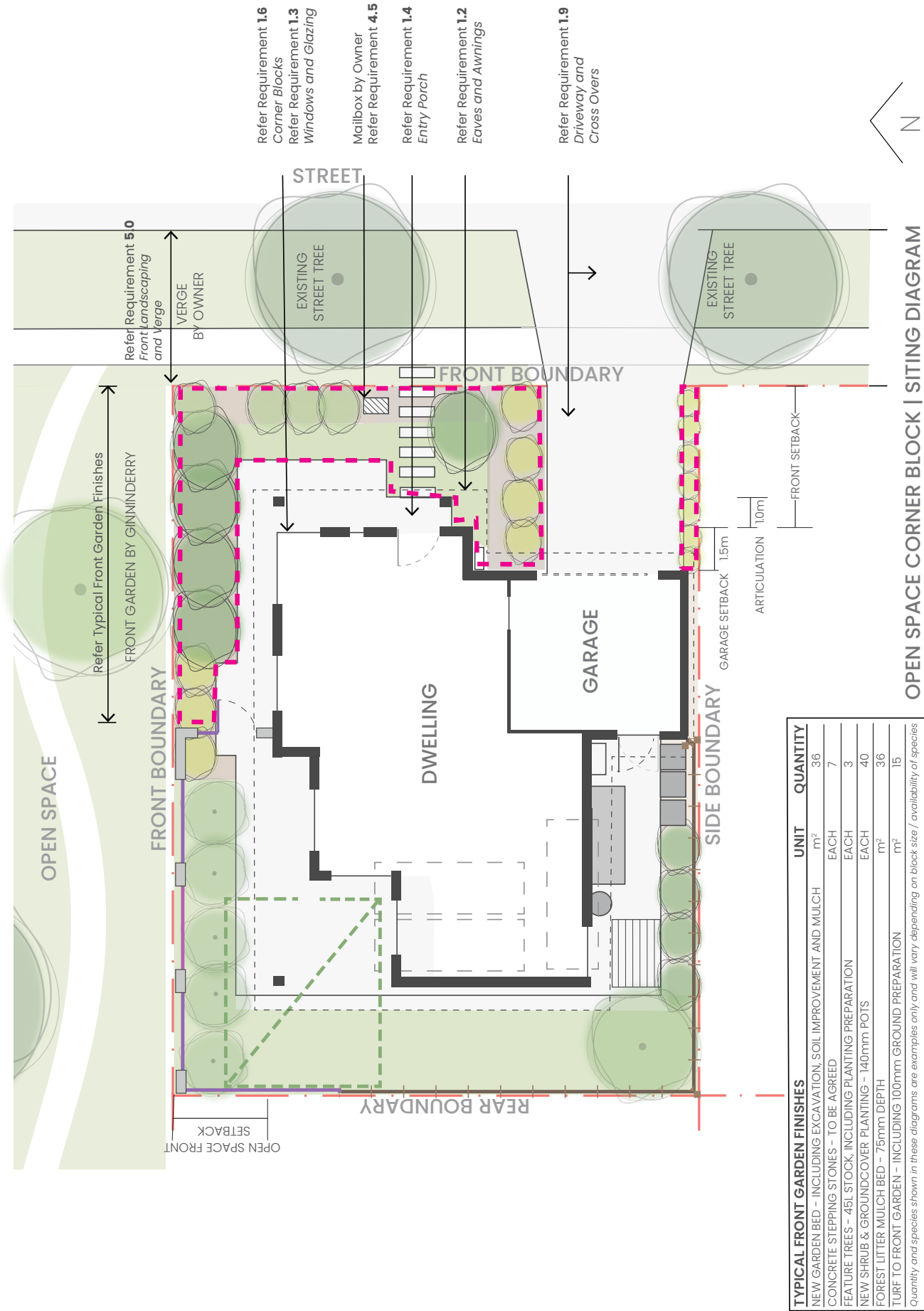
Glossary.

Street Facing Façade	The wall of your home that faces the street
Façade	Any part of the building which faces the street or open space
Conditioned/Habitable Rooms	Any room in your home where the temperature is maintained by mechanical means
Non-conditioned Rooms	Typically include laundry bathrooms, garages, storage rooms
Verge	Also called a nature strip, is the land between your property boundary and the roadside kerb. In the ACT it is the block owners responsibility to maintain the verge
Inter-allotment	Refers to the side boundary of an adjoining block
Dwelling	Refers to the home or house
Building Line	Refers to front point of where the building sits on the block
Cladding	A material fixed to the façade to provide a skin or layer to a building
Eaves	Edges of a roof which overhang the face of a wall
Soffit	Underside of an eave
Crossover	Area within the verge from the kerb to the front boundary where vehicle access is required
PV	Photovoltaic - also known as solar panels
NatHERS	Nationwide house energy rating scheme. For more info visit nathers.gov.au
EER	Energy Efficiency Ratio
Solar Absorptance	Amount of heat a material (such as a roof covering) absorbs. Lighter colour roofs will generally absorb less heat keeping your house cooler in summer
Glazing	Any part of a window, door or opening made of glass
Turf	A surface layer of earth including established grass plant with roots and soil. Turf is commonly installed in slabs or rolls
Synthetic or Artificial Grass	A synthetic material of man made fibres such as nylon or plastic which is manufactured in threads to imitate natural grass.

Part 6: Example Landscaping Plans









OPEN SPACE CORNER BLOCK | SERVICES DIAGRAM

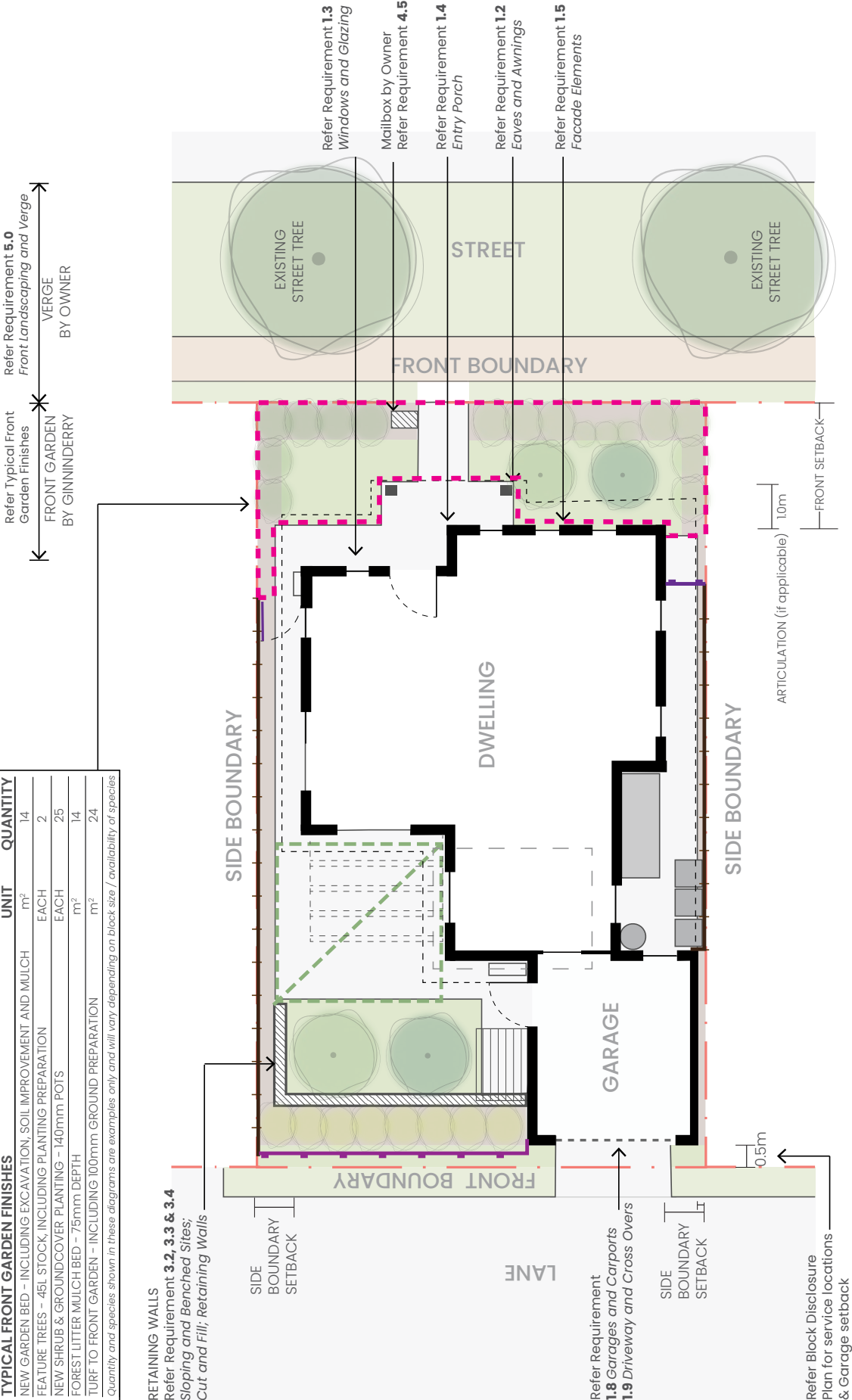


TYPICAL FRONT GARDEN FINISHES			
NEW GARDEN BED - INCLUDING EXCAVATION, SOIL IMPROVEMENT AND MULCH	m ²	14	
FEATURE TREES - 45l STOCK INCLUDING PLANTING PREPARATION	EACH	2	
NEW SHRUB & GROUND COVER PLANTING - 140mm POTS	EACH	25	
FOREST LITTER MULCH BED - 75mm DEPTH	m ²	14	
TURF TO FRONT GARDEN - INCLUDING 100mm GROUND PREPARATION	m ²	24	

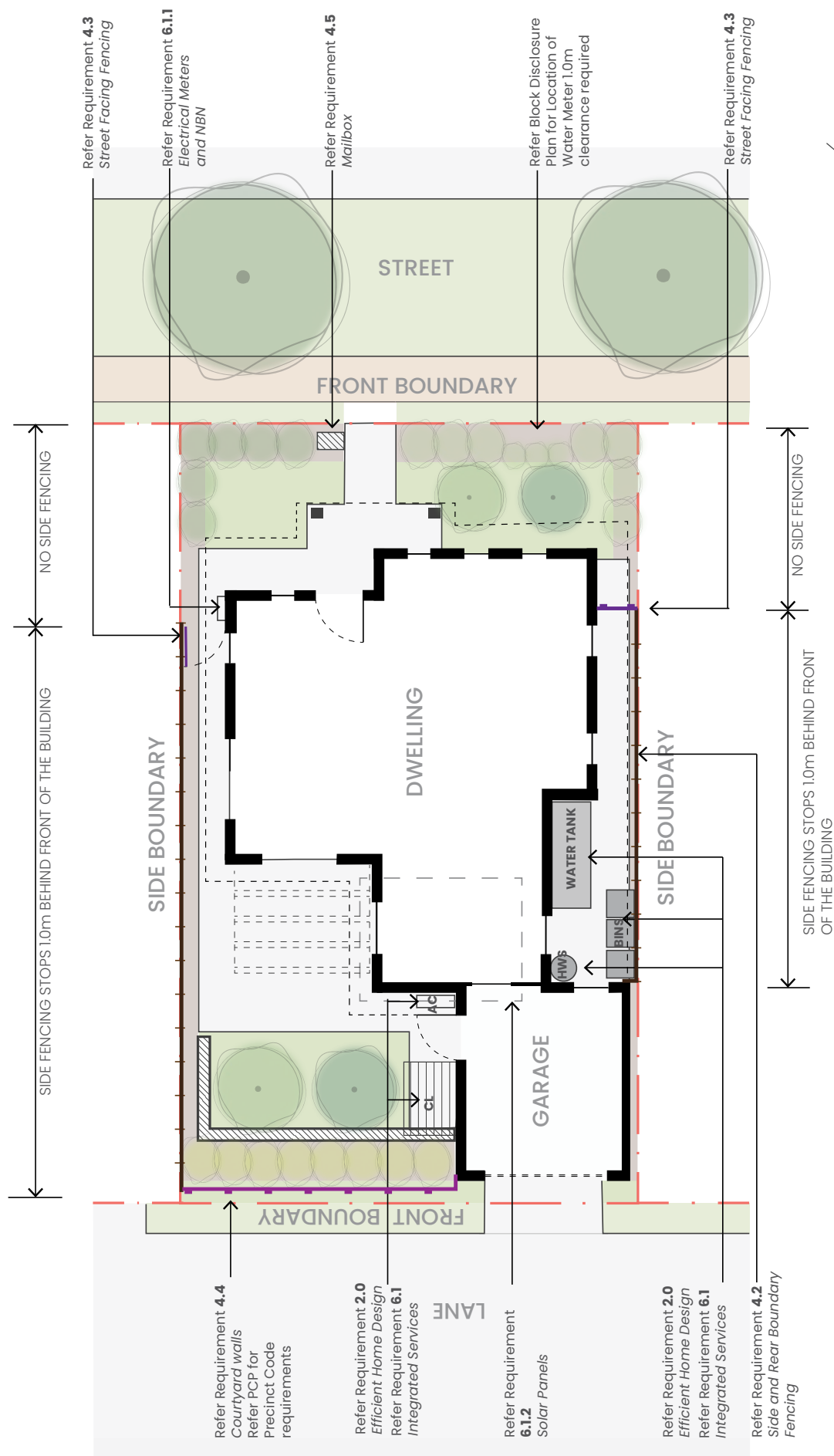
Quantity and species shown in these diagrams are examples only and will vary depending on block size / availability of species

RETAINING WALLS

Refer Requirement 3.2, 3.3 & 3.4
Sloping and Benched Sites:
Cut and Fill; Retaining Walls



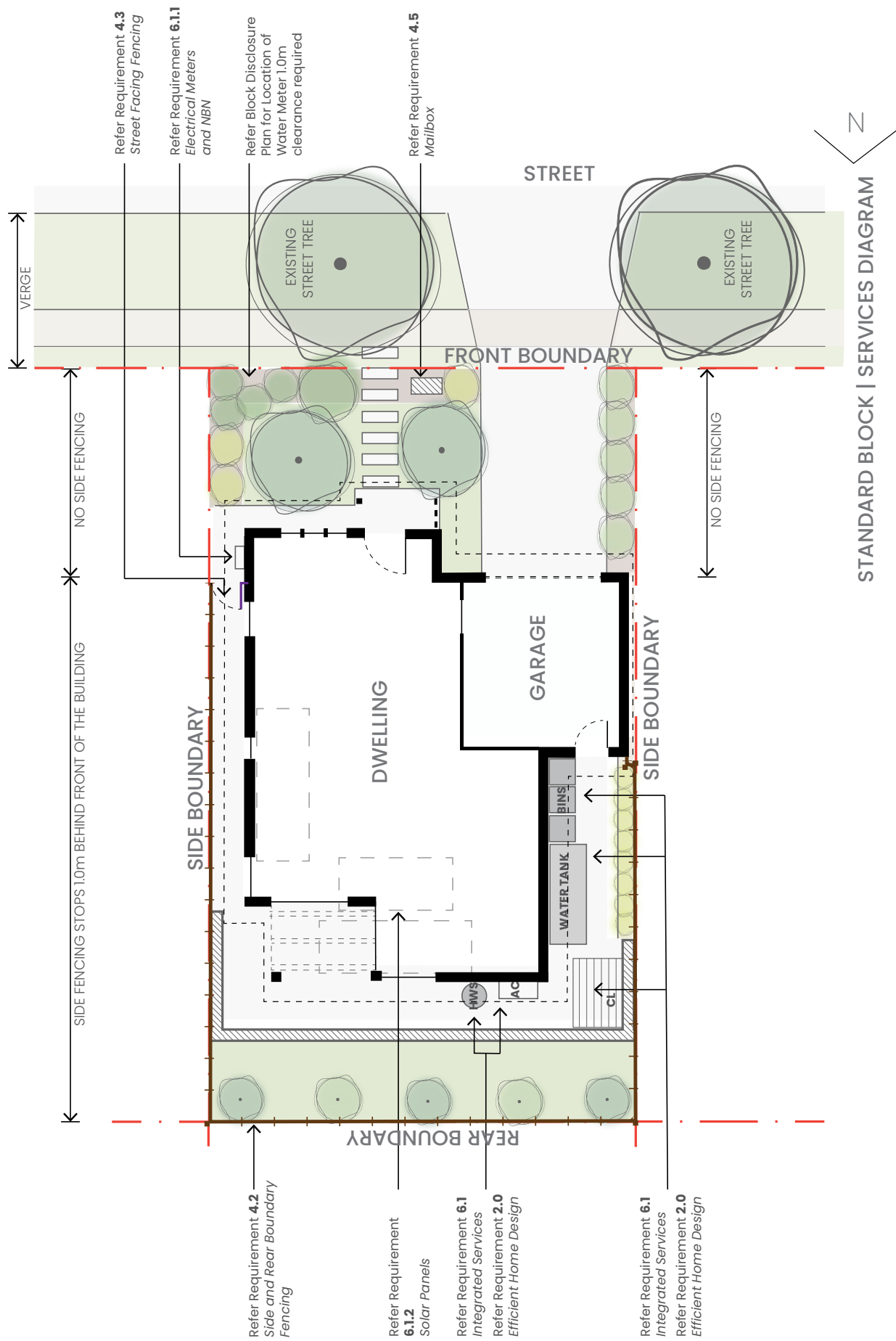
REAR LOADED BLOCK | SITING DIAGRAM



REAR LOADED BLOCK | SERVICES DIAGRAM

[illegible]

STANDARD BLOCK | SITING DIAGRAM



Part 7: Appendix

Design Application Form

Please fill in and submit to designs@ginninderry.com

(A Design re-submission administration fee will apply after the 1st approval)

Property details

Block/ Section	
Block size	

Purchaser details

Name	
Phone	
Mobile	
Email	

Designer details

Name	
Company	
Phone	
Mobile	
Email	

Builder details

Name	
Company	
Phone	
Mobile	
Email	

Contact us:

E: designs@ginninderry.com

P: 1800 316 900

Required documentation:

1. Site plan @ 1:200

- Overall Building Footprint with setback dimensions to the boundaries
- North point site contours
- Services and Easements
- Location of all AC, HWS, RWT, Solar Battery, Fan units, clothes lines
- Extent of retaining walls
- Location and dimensions of (PPOS)
- Finished floor levels for the house and garage
- Area schedule of the dwelling including block size / POS / PPOS / all GFA / Garage / carports / hardstands

2. Sediment and Erosion Control Plan @ 1:200

3. Floor Plans @ 1:100

- Fully dimensioned floor plan for each level
- Show all room names
- All internal walls / doors
- Finished levels
- Area schedule

4. Elevations @ 1:100

- North / South / East / West
- NGL & FGL
- FFL / FCL
- Roof Pitch
- Extent of Cut and Fill

5. Sections @ 1:100

- Section A-A
- Section B-B
- NGL & FGL
- All structure / internal walls
- Extent of Cut and Fill and retaining walls

6. Roof Plan @ 1:100

- Roof pitches
- Eaves depths
- Solar panel location
- Roof material & colour

7. Landscape / Fencing Plan @ 1:200

- All side and rear fencing (refer to PCP's for each block)
- All courtyard walls
- Mail box type, material and location
- Extent of all retaining walls
- Area schedule of soft planting zone / canopy cover / paved or non-permeable areas

8. External Colours and Finishes Schedule

- Front façades @ 1:100
- Identify all front façade materials and colours
- Schedule or a table specification and image of proposed materials (if alternate from the pre-approved finishes)

9. NatHERS EER Certificate

- NatHERS energy efficiency rating report and certificate generated by NatHERS approved software package
- NatHERS stamped plans

10. Sustainability Schedule

External Colours and Finishes Schedule

Please tick the boxes below

Metal Roof – Colorbond

<input type="checkbox"/> Basalt	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray
<input type="checkbox"/> Jasper	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Paperbark
<input type="checkbox"/> Dover White	<input type="checkbox"/> Southerly	<input type="checkbox"/> Bluegum		

Facia & Gutters

<input type="checkbox"/> Basalt	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray
<input type="checkbox"/> Jasper	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Paperbark
<input type="checkbox"/> Dover White	<input type="checkbox"/> Southerly	<input type="checkbox"/> Bluegum		

Garage Doors

<input type="checkbox"/> Basalt	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray		
<input type="checkbox"/> Jasper	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Ultra Silver		
<input type="checkbox"/> Precious Silver	<input type="checkbox"/> Silver Medalist	<input type="checkbox"/> Blushed Teak	<input type="checkbox"/> Classic Cedar	<input type="checkbox"/> Iron Bark	<input type="checkbox"/> Kwila	
<input type="checkbox"/> Merbau	<input type="checkbox"/> Silky Oak	<input type="checkbox"/> Weathered Timber	<input type="checkbox"/> Western Red Cedar			

Window Frames

<input type="checkbox"/> Basalt	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray
<input type="checkbox"/> Jasper	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Paperbark
<input type="checkbox"/> Dover White	<input type="checkbox"/> Southerly	<input type="checkbox"/> Bluegum		











Façade Colours Walls / Render / Cladding

<input type="checkbox"/> Basalt	<input type="checkbox"/> Cove	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray
<input type="checkbox"/> Jasper	<input type="checkbox"/> Natural Pearl	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Ultra Silver
<input type="checkbox"/> Precious Silver	<input type="checkbox"/> Silver Medalist	<input type="checkbox"/> Beige Royal	<input type="checkbox"/> Braid	<input type="checkbox"/> Cru	<input type="checkbox"/> Lexicon
<input type="checkbox"/> Light Rice	<input type="checkbox"/> Linseed	<input type="checkbox"/> Natural White	<input type="checkbox"/> Oyster Linen	<input type="checkbox"/> Terrace White	<input type="checkbox"/> Toffee Fingers
<input type="checkbox"/> Tuft	<input type="checkbox"/> Warm Neutral				

Bricks – Austral

La Paloma		<input type="checkbox"/> Miro					
Urban One		<input type="checkbox"/> Silver		<input type="checkbox"/> Chiffon		<input type="checkbox"/> Pepper	
Wilderness Design		<input type="checkbox"/> Silver Birch		<input type="checkbox"/> Blue Gum		<input type="checkbox"/> Blackbutt	
Everyday Life		<input type="checkbox"/> Engage		<input type="checkbox"/> Freedom		<input type="checkbox"/> Leisure	
Whitsunday Range		<input type="checkbox"/> Brampton		<input type="checkbox"/> Orpheus			
San Selmo Smoked		<input type="checkbox"/> Grey Cashmere (F.O.)		<input type="checkbox"/> Cloudy Silver (F.O.)		<input type="checkbox"/> Opaque Slate (F.O.)	 <input type="checkbox"/> Wild Storm (F.O.)
Metallix		<input type="checkbox"/> Quartz		<input type="checkbox"/> Platinum		<input type="checkbox"/> Titanium	 <input type="checkbox"/> Cuprum
		<input type="checkbox"/> Bronze		<input type="checkbox"/> Gun Metal Blue			
Park Lane		<input type="checkbox"/> Biltmore		<input type="checkbox"/> Dorchester		<input type="checkbox"/> Mayfair	
		<input type="checkbox"/> Westminster		<input type="checkbox"/> Chesterfield (F.O.)			

Bricks – PGH

Alfresco		<input type="checkbox"/> Vino		<input type="checkbox"/> Choclatto		<input type="checkbox"/> Truffle	 <input type="checkbox"/> Espresso
		<input type="checkbox"/> Urban Blue					
Dry Pressed Architectural		<input type="checkbox"/> Bennelong Blue		<input type="checkbox"/> Bradfield Bronze			
		<input type="checkbox"/> Macquarie Blend		<input type="checkbox"/> Tinto Cream		<input type="checkbox"/> Silver Shadow	
		<input type="checkbox"/> McKinlay Brown		<input type="checkbox"/> Monash Grey			
Dark and Stormy		<input type="checkbox"/> Monsoon		<input type="checkbox"/> Thunder		<input type="checkbox"/> Whirlwind	 <input type="checkbox"/> Zephyr
Foundations		<input type="checkbox"/> Gravel		<input type="checkbox"/> Stone			
Highlands		<input type="checkbox"/> Blackheath		<input type="checkbox"/> Leura (F.O.)			
Manhattan		<input type="checkbox"/> Chelsea (F.O.)		<input type="checkbox"/> East Hampton (F.O.)		<input type="checkbox"/> Tribeca (F.O.)	
Metallic		<input type="checkbox"/> Nickel Flash		<input type="checkbox"/> Pewter		<input type="checkbox"/> Blue Steel Flash	
Morada		<input type="checkbox"/> Blanco		<input type="checkbox"/> Ceniza		<input type="checkbox"/> Nero (F.O.)	 <input type="checkbox"/> Gris
Opaline		<input type="checkbox"/> Tourmaline		<input type="checkbox"/> Garnet		<input type="checkbox"/> Tiger Eye	
Pure Linens		<input type="checkbox"/> Cinders & Soot		<input type="checkbox"/> Flannel Grey		<input type="checkbox"/> Pebble Creek	 <input type="checkbox"/> Whispering White
Smooth		<input type="checkbox"/> Mineral		<input type="checkbox"/> Volcanic		<input type="checkbox"/> Cream	 <input type="checkbox"/> Pearl Grey
		<input type="checkbox"/> Brown		<input type="checkbox"/> Terracota		<input type="checkbox"/> Choc Tan	 <input type="checkbox"/> Copper Glow
		<input type="checkbox"/> Black & Tan					
Urban Essence		<input type="checkbox"/> Melbourne Blue (F.O.)		<input type="checkbox"/> Storm (F.O.)			
Velour		<input type="checkbox"/> Terracota		<input type="checkbox"/> Cream		<input type="checkbox"/> Pearl Grey	 <input type="checkbox"/> Red
		<input type="checkbox"/> Brown		<input type="checkbox"/> Choc Tan		<input type="checkbox"/> Mineral	 <input type="checkbox"/> Volcanic

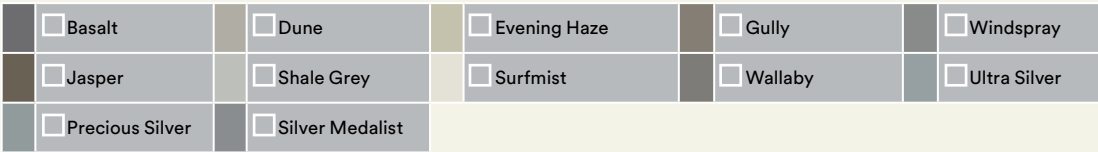
F.O. Feature area only

Fence Colour - Colorbond

Side and Rear Boundary Fencing



Fence Infill Panel / Street Facing Fencing - Colorbond



Additional Colours & Finishes - Subject to Approval

Please include brand, specification, profile and colour of proposed materials, sample photos/swatches should also be provided.

Cladding	
Retaining Walls	
Courtyard Walls	
Mailbox	
Feature Material	

F.O. Feature area only

Design Application Form

Please fill in and submit to designs@ginninderry.com

(A Design re-submission administration fee will apply after the 1st approval)

Property details

Block/ Section	
Block size	

Purchaser details

Name	
Phone	
Mobile	
Email	

Designer details

Name	
Company	
Phone	
Mobile	
Email	

Builder details

Name	
Company	
Phone	
Mobile	
Email	

Contact us:

E: designs@ginninderry.com

P: 1800 316 900

Required documentation:

1. Site plan @ 1:200

- Overall Building Footprint with setback dimensions to the boundaries
- North point site contours
- Services and Easements
- Location of all AC, HWS, RWT, Solar Battery, Fan units, clothes lines
- Extent of retaining walls
- Location and dimensions of (PPOS)
- Finished floor levels for the house and garage
- Area schedule of the dwelling including block size / POS / PPOS / all GFA / Garage / carports / hardstands

2. Sediment and Erosion Control Plan @ 1:200

3. Floor Plans @ 1:100

- Fully dimensioned floor plan for each level
- Show all room names
- All internal walls / doors
- Finished levels
- Area schedule

4. Elevations @ 1:100

- North / South / East / West
- NGL & FGL
- FFL / FCL
- Roof Pitch
- Extent of Cut and Fill

5. Sections @ 1:100

- Section A-A
- Section B-B
- NGL & FGL
- All structure / internal walls
- Extent of Cut and Fill and retaining walls

6. Roof Plan @ 1:100

- Roof pitches
- Eaves depths
- Solar panel location
- Roof material & colour

7. Landscape / Fencing Plan @ 1:200

- All side and rear fencing (refer to PCP's for each block)
- All courtyard walls
- Mail box type, material and location
- Extent of all retaining walls
- Area schedule of soft planting zone / canopy cover / paved or non-permeable areas

8. External Colours and Finishes Schedule

- Front façades @ 1:100
- Identify all front façade materials and colours
- Schedule or a table specification and image of proposed materials (if alternate from the pre-approved finishes)

9. NatHERS EER Certificate

- NatHERS energy efficiency rating report and certificate generated by NatHERS approved software package
- NatHERS stamped plans

10. Sustainability Schedule

External Colours and Finishes Schedule

Please tick the boxes below

Metal Roof – Colorbond

<input type="checkbox"/> Basalt	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray
<input type="checkbox"/> Jasper	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Paperbark
<input type="checkbox"/> Dover White	<input type="checkbox"/> Southerly	<input type="checkbox"/> Bluegum		

Facia & Gutters

<input type="checkbox"/> Basalt	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray
<input type="checkbox"/> Jasper	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Paperbark
<input type="checkbox"/> Dover White	<input type="checkbox"/> Southerly	<input type="checkbox"/> Bluegum		

Garage Doors

<input type="checkbox"/> Basalt	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray		
<input type="checkbox"/> Jasper	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Ultra Silver		
<input type="checkbox"/> Precious Silver	<input type="checkbox"/> Silver Medalist	<input type="checkbox"/> Blushed Teak	<input type="checkbox"/> Classic Cedar	<input type="checkbox"/> Iron Bark	<input type="checkbox"/> Kwila	
<input type="checkbox"/> Merbau	<input type="checkbox"/> Silky Oak	<input type="checkbox"/> Weathered Timber	<input type="checkbox"/> Western Red Cedar			

Window Frames

<input type="checkbox"/> Basalt	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray
<input type="checkbox"/> Jasper	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Paperbark
<input type="checkbox"/> Dover White	<input type="checkbox"/> Southerly	<input type="checkbox"/> Bluegum		











Façade Colours Walls / Render / Cladding

<input type="checkbox"/> Basalt	<input type="checkbox"/> Cove	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray
<input type="checkbox"/> Jasper	<input type="checkbox"/> Natural Pearl	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Ultra Silver
<input type="checkbox"/> Precious Silver	<input type="checkbox"/> Silver Medalist	<input type="checkbox"/> Beige Royal	<input type="checkbox"/> Braid	<input type="checkbox"/> Cru	<input type="checkbox"/> Lexicon
<input type="checkbox"/> Light Rice	<input type="checkbox"/> Linseed	<input type="checkbox"/> Natural White	<input type="checkbox"/> Oyster Linen	<input type="checkbox"/> Terrace White	<input type="checkbox"/> Toffee Fingers
<input type="checkbox"/> Tuft	<input type="checkbox"/> Warm Neutral				

Bricks – Austral

La Paloma		<input type="checkbox"/> Miro					
Urban One		<input type="checkbox"/> Silver		<input type="checkbox"/> Chiffon		<input type="checkbox"/> Pepper	
Wilderness Design		<input type="checkbox"/> Silver Birch		<input type="checkbox"/> Blue Gum		<input type="checkbox"/> Blackbutt	
Everyday Life		<input type="checkbox"/> Engage		<input type="checkbox"/> Freedom		<input type="checkbox"/> Leisure	
Whitsunday Range		<input type="checkbox"/> Brampton		<input type="checkbox"/> Orpheus			
San Selmo Smoked		<input type="checkbox"/> Grey Cashmere (F.O.)		<input type="checkbox"/> Cloudy Silver (F.O.)		<input type="checkbox"/> Opaque Slate (F.O.)	 <input type="checkbox"/> Wild Storm (F.O.)
Metallix		<input type="checkbox"/> Quartz		<input type="checkbox"/> Platinum		<input type="checkbox"/> Titanium	 <input type="checkbox"/> Cuprum
		<input type="checkbox"/> Bronze		<input type="checkbox"/> Gun Metal Blue			
Park Lane		<input type="checkbox"/> Biltmore		<input type="checkbox"/> Dorchester		<input type="checkbox"/> Mayfair	
		<input type="checkbox"/> Westminster		<input type="checkbox"/> Chesterfield (F.O.)			

Bricks – PGH

Alfresco		<input type="checkbox"/> Vino		<input type="checkbox"/> Choclatto		<input type="checkbox"/> Truffle	 <input type="checkbox"/> Espresso
		<input type="checkbox"/> Urban Blue					
Dry Pressed Architectural		<input type="checkbox"/> Bennelong Blue		<input type="checkbox"/> Bradfield Bronze			
		<input type="checkbox"/> Macquarie Blend		<input type="checkbox"/> Tinto Cream		<input type="checkbox"/> Silver Shadow	
		<input type="checkbox"/> McKinlay Brown		<input type="checkbox"/> Monash Grey			
Dark and Stormy		<input type="checkbox"/> Monsoon		<input type="checkbox"/> Thunder		<input type="checkbox"/> Whirlwind	 <input type="checkbox"/> Zephyr
Foundations		<input type="checkbox"/> Gravel		<input type="checkbox"/> Stone			
Highlands		<input type="checkbox"/> Blackheath		<input type="checkbox"/> Leura (F.O.)			
Manhattan		<input type="checkbox"/> Chelsea (F.O.)		<input type="checkbox"/> East Hampton (F.O.)		<input type="checkbox"/> Tribeca (F.O.)	
Metallic		<input type="checkbox"/> Nickel Flash		<input type="checkbox"/> Pewter		<input type="checkbox"/> Blue Steel Flash	
Morada		<input type="checkbox"/> Blanco		<input type="checkbox"/> Ceniza		<input type="checkbox"/> Nero (F.O.)	 <input type="checkbox"/> Gris
Opaline		<input type="checkbox"/> Tourmaline		<input type="checkbox"/> Garnet		<input type="checkbox"/> Tiger Eye	
Pure Linens		<input type="checkbox"/> Cinders & Soot		<input type="checkbox"/> Flannel Grey		<input type="checkbox"/> Pebble Creek	 <input type="checkbox"/> Whispering White
Smooth		<input type="checkbox"/> Mineral		<input type="checkbox"/> Volcanic		<input type="checkbox"/> Cream	 <input type="checkbox"/> Pearl Grey
		<input type="checkbox"/> Brown		<input type="checkbox"/> Terracota		<input type="checkbox"/> Choc Tan	 <input type="checkbox"/> Copper Glow
		<input type="checkbox"/> Black & Tan					
Urban Essence		<input type="checkbox"/> Melbourne Blue (F.O.)		<input type="checkbox"/> Storm (F.O.)			
Velour		<input type="checkbox"/> Terracota		<input type="checkbox"/> Cream		<input type="checkbox"/> Pearl Grey	 <input type="checkbox"/> Red
		<input type="checkbox"/> Brown		<input type="checkbox"/> Choc Tan		<input type="checkbox"/> Mineral	 <input type="checkbox"/> Volcanic

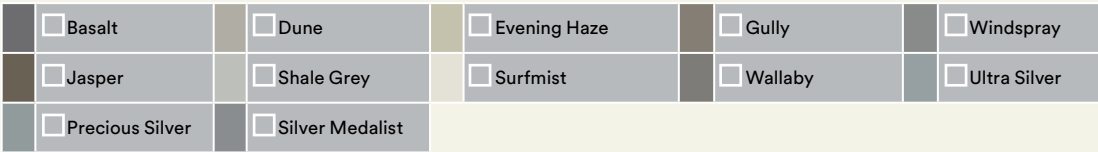
F.O. Feature area only

Fence Colour - Colorbond

Side and Rear Boundary Fencing



Fence Infill Panel / Street Facing Fencing - Colorbond



Additional Colours & Finishes - Subject to Approval

Please include brand, specification, profile and colour of proposed materials, sample photos/swatches should also be provided.

Cladding	
Retaining Walls	
Courtyard Walls	
Mailbox	
Feature Material	

F.O. Feature area only

Sustainability Schedule

Block		Section		Size (m²)	
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Minimum Requirements as per element 2.0 Efficient Home Design

Solar PV Array

<250m²: 2kW
251<350m²: 3kW
351<500m²: 4kW
>500m²: 5kW

Size (kW)

Home Energy Management System

☐ Evergen

☐ Reposit (battery only)

Inverter: Must be compatible with Home Energy Management System selected above

Brand

Model No.

Battery (optional):

Brand

Size (kWh)

Hot Water System: Temperature range to -5C

☐ Solar*

☐ Heat Pump

Brand

Model No.

*Include model of storage tank and solar collectors (if applicable)

Air Conditioning System (if installed):

EER/COP Min: >3/>3.5
SPL Heat/Cool: <57/<57 at 1.0m
Temp range: -10°C to 43°C

☐ RCAC

☐ Other, please specify

Brand

Indoor Model No.

Outdoor Model No.

EER

COP

SPL Cooling

SPL Heating

Rainwater Tank:

Must be connected to a toilet, laundry cold water and external taps

<250m²: n/a
251<350m²: 2,000Lt
351<599m²: 4,000Lt
600<800m²: 8,000Lt
>801 m²: 10,000Lt

Size (L)

Water Fixtures note:

Please complete or provide equivalent selection list (must clearly show star rating)

Note: Specification sheets, builders inclusions lists sheets or contract excerpts will not be accepted.

Water Fixtures: (Includes all sink mixers, bath mixers, shower heads, toilet suites)

Room	Type	Model	Flow Rate	Star Rating
Eg. Kitchen	Eg. Sink mixer	Eg. Clark6310	Eg. 5L/min	Eg. 4 Star

Front Landscaping Application Form

Property details

Block	
Section	
Block size	
Suburb	

Purchaser details

Name	
Phone	
Mobile	
Email	
Application date	
Anticipated move in date	
Preferred start date	
Preferred finishes & plants*	

Required documents

1. Front Landscaping Application Form

2. Approved Landscape/Fencing Plan @ 1:200

- All side and rear fencing (refer to PCP's for each block)
- All courtyard walls
- Mail box type, material and location
- Extent of all retaining walls
- Area schedule of soft planting zone / canopy cover / paved or non-permeable areas
- Services and easements
- Finished floor levels for the house and garage as well as gradient of driveway

Please note:

1. Following receipt of your application a representative from a Ginninderry nominated landscape company will organise a consultation and develop a landscape plan for your front garden
2. Typical front garden finishes are indicated on the example block plan diagrams within Part 1 of the Ginninderry Housing Design Requirements.
3. We are unable to assess your application until we receive all required documents.
4. The front landscape offer covers soft landscaping works only.
5. Submit this form up to 12 weeks before your anticipated move in date.
6. Typical native, exotic and edible plant species suitable for use at Ginninderry are available. Refer to Building Resources on the website for more information.
7. We will provide a minimum of 2 trees in the landscape package

*Subject to availability

Please contact us at designs@ginninderry.com,
1800 316 900 or visit ginninderry.com

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