



Ginninderry Housing Design Requirements

Single Dwelling Homes
Duplex Blocks

The Village
Strathnairn & Macnamara

Version 1.0 | June 2026

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.

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Version Control

The Housing Design Requirements 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.

Please contact us at
or 1800 316 900

ginninderry.com

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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 will pay a Compliance Bond upon settlement of your block. The Compliance Bond helps to ensure that the house design and sustainability requirements are met in accordance with your approved plans. 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



Part 2:

Design Approval Process



Phase 1: Pre-Design

Understand requirements before designing.

- Read and understand all mandatory Ginninderry requirements.
- Pay your compliance bond at settlement.
- Provide these Design Requirements and accompanying Building Resources to your builder and designer.
- Meet with the Ginninderry team to discuss concept plans before design approval submission.



Phase 3: Design Approval

Get your home design formally approved.

- Once all items raised in the Design Review have been addressed, you can submit your plans for Design Approval.
- Submit your plans with all required plans and documentation listed on the Design Application Form Checklist.
- If approved, you will receive stamped plans and an approval letter.
- You will then need to submit your Ginninderry approved plans to your Building Certifier for Building Approval or to the ACT Government for Development Approval (as appropriate).



Phase 2: Design Review

The Ginninderry Design Team will review your plans.

- Once you have your house plans, complete the Ginninderry Design Application Form.
- Your plans will be assessed by the Ginninderry Design Team against the Housing Design Requirements and provide a Design Review.
 - If non compliant – you will need to revise and resubmit your application (Any additional design changes and amendments will be at your own cost. Admin fees may also apply).



Phase 4: Construction

Build your home according to approved plans.

- Begin construction after receiving all approvals.
- Notify Ginninderry of any changes to materials or appliances listed in your application (your approved application will be used to assess compliance).
- Complete and submit the Front Landscaping Application Form (up to 12 weeks before completion).



Phase 5: Compliance

Confirm the build matches your approved plans and requirements.

- After receiving your Certificate of Occupancy, submit a Compliance Bond Refund Form.
- Ginninderry's Compliance Officer will conduct an inspection to check your home matches approved plans.
- Compliance bond conditions must be met.
- Refer to "Compliance Bond" in your Land Sales Contract for conditions of Compliance Bond refund.
 - If Compliant and all conditions have been met:
 - Compliance Bond amount is refunded.
 - Free Front Landscaping Package is provided.
 - If non compliant:
 - Issues must be rectified at your cost.
 - Additional inspections may incur fees.
 - If you choose not to rectify, the bond may be retained, and you will not be eligible for free landscaping.



Phase 6: Front Landscaping

Commence your front free front landscaping package.

- The Ginninderry Landscaping Team will begin designing your garden with you once you have submitted the Front Landscaping Application Form.
- The Front Landscaping Application Form may be submitted up to 12 weeks prior to dwelling completion.
- Once you have agreed on a garden design with our Landscaping Team, and upon satisfying the contract and design requirements, the landscaping will be approved to proceed.

Part 3:

Summary: Housing Design Requirements - The Village

The Village at Ginninderry represents a refined urban centre defined by architectural excellence and climate-resilient design. These Housing Design Requirements ensure that every home contributes to a cohesive, neighbourhood identity whilst assisting to provide healthy, low-cost living dwellings for its occupants.

A Vision of Contemporary Urban Living

Dwellings in The Village are designed to balance private sanctuary with active public engagement. The "Contemporary Urban" aesthetic prioritises:

- Architectural Rigour: Clean lines and articulated facades that reduce visual bulk.
- Urban Interaction: Prominent entries and vertical glazing that provide natural surveillance and a welcoming street presence.
- Human Scale: A clear hierarchy between public and private realms through the use of recessed terraces and usable porches.

Key Design Requirements

To protect your investment and uphold a high standard streetscape quality, mandatory requirements apply to dwelling design. A summary of Design Requirements include:

Feature	Requirement Overview
Roofing	Refined profiles including Gables (25 -35 degrees), Skillion (15 degrees), or fully concealed Parapets to all elevations. Mandatory roofing colours to promote reduction in Urban Heat Island Effect.
Glazing	Public-facing façades must feature modern window styles with a vertical emphasis (height > width). Sliding windows are prohibited on street-facing facades. Double glazing for thermal and acoustic performance.
Shading	A minimum eave depth of 600mm is required on all façades. Where eaves are not provided, integrated sunhoods or awnings must be provided.
Materials & Colours	A curated palette of high-quality masonry and complementary cladding to ensure visual integrity. Reduction in height of masonry elements and colours which align with the approved palette. Façades must utilise at least two complementary materials from the approved palette.
Entry & Porch	Every home must feature a usable, covered entry porch that is a minimum 1.5m x 2.1m with a separate pedestrian path to the front boundary.

Feature	Requirement Overview
Corner Blocks and Public Facing Facades	Dwellings with multiple public frontages must address all streetscapes with equal architectural quality and include wrap-around features like verandas or corner windows.
Garages & Driveways	Garages must remain secondary to the home's architecture to reduce dominance. Panel lift doors are required on any public-facing or laneway frontage.
Sustainability	Mandatory solar PV system, all electric dwellings, heat pump hot water systems, and rainwater tanks. Size/capacity of solar PV system and rainwater tanks are subject to block size.
Site Response	Dwellings must respond to natural topography, utilising split-level designs on sloping land to minimise retaining wall heights.
Fencing	Front courtyard fencing must be constructed of vertical aluminium battens in approved colours. Standard Colorbond fencing in the approved colour is required for inter-allotment boundaries.

Built-in Value and Occupant Wellbeing

Beyond these mandatory controls, Ginninderry advocates for dwelling performance. By investing in airtightness, high-performance insulation, and passive solar orientation, residents can achieve lower running costs and improved indoor air quality.

These choices foster long-term health benefits and create a resilient home that offers genuine value over minimum-standard builds.

A Shared Vision for The Village

By adhering to these design standards, your new home is contributing to Ginninderry's shared vision for a sophisticated, sustainable, and resilient urban community. These requirements ensure that every home in The Village benefits from a high-quality streetscape, enhanced privacy, thermal comfort and lower-cost living.

Prioritising architectural and environmental performance today ensures your investment can remain a sanctuary for years to come.

We look forward to working with you and your design team to bring your new home to life within The Village at Ginninderry.

Part 4:

Design and Compliance Requirements

The Design Requirements in this document will be used to assess your Design Approval. This document can be used as a checklist for your design to ensure your new home is complying with The Village Housing Design Requirements.

1. Roof Design

Roof styles and pitches are refined to promote a contemporary profile, ensuring architectural consistency and harmony across the urban streetscape.

Homes must have a roof type that complies with the following:

- ❑ Gable roof with a minimum pitch of 25-35 degrees
- ❑ Skillion Roof with a pitch of 15 degrees (or 2.5 degrees where enclosed by a parapet).
- ❑ Parapets are permitted to Garages with a maximum parapet height of 3.5m from Finished Ground Level.
- ❑ Parapets must fully conceal the roof form, returning down all elevations to fully conceal roof pitch and gutters.
- ❑ Multi-storey homes may use complying parapet roof designs to the dwelling and garage.
- ❑ Single storey homes are permitted complying parapets to garages only.
- ❑ Faux and raked parapets are not permitted.
- ❑ The roof of a dwelling or garage is not permitted to fall toward a side boundary where the boundary setback is less than 900mm.
- ❑ Roofs to dwellings and garages within 900mm of a boundary must fall to the front or rear of the block (away from an adjoining inter-allotment boundary).
- ❑ Other roof forms are not permitted within The Village.

Duplex Blocks:

- ❑ Duplex blocks must be an integrated design with an adjoining wall system. Roof falls must fall to the street or rear of block and not to inter-allotment side boundaries.

1.2 Roof Colour

Roof colours in The Village are a curated selection of mid to light tones to assist in reducing the urban heat island effect. These specifically selected colours prioritise thermal performance and climate resilience while maintaining a sophisticated, cohesive aesthetic across The Village.

- ❑ Permitted roof colours are listed in the Exterior Material Palette in Part 5.
- ❑ Permitted roof cladding styles are listed in the Exterior Material Palette in Part 5.
- ❑ A single roof colour and roof cladding style must be used for the whole dwelling.
- ❑ Roof colours outside of the Exterior Material Palette at Part 5 are not permitted in The Village.

1.3 Eaves, Awnings & Shade

Cantilevered elements are designed to provide functional weather protection and solar relief while adding essential depth and shadow to the building's exterior.

- ❑ Eaves must have a minimum depth of 600mm on all facades of the dwelling. Eaves depth is measured from the outer face of cladding/masonry.
- ❑ Where eaves are not provided, windows and doors to any conditioned room are required to have a sunhood, awning or pergola for solar and weather protection on all facades of the dwelling.
- ❑ Consider the use of projections and cantilevers to upper floors to provide shading to lower floor windows and doors.

1.4 Windows and Glazing

Glazing configurations favour a clean, modern aesthetic with a vertical emphasis to draw in natural light and enhance the home's contemporary proportions.

- ❑ Windows on primary street frontages, including sliding door units, must be more vertical in proportion (height > width).
- ❑ Sliding windows are prohibited on all public facing façades. Acceptable styles include awning, casement, and tilt & turn.
- ❑ Sliding doors on public facing facades must include a minimum of three sections (two-panel sliders are not permitted).
- ❑ Obscure windows are not permitted to front facing facades.
- ❑ Horizontal window slots are not permitted to public facing facades.
- ❑ Double glazing is required to all windows.
- ❑ Thermally broken aluminium or uPVC framed windows are strongly encouraged due to their exceptional thermal and acoustic performance in Canberra's climate.

1.5 Dwelling Entry

All dwellings must feature a usable, articulated entry porch and a separate pedestrian pathway on their primary frontage to encourage public-private engagement and strengthen the sense of neighbourhood community.

- ❑ A covered entry porch with minimum dimensions of 1.5m x 2.1m is mandatory for all homes.
- ❑ Dwellings may be required to be setback further than the minimum allowable front setback to provide a useable porch area to the primary street frontage.
- ❑ Blocks with dual frontages to a laneway require a second entry point and from the laneway.
- ❑ Secondary porch entries to laneway frontages must be covered with a minimum dimension of 0.9m x 0.9m
- ❑ The front door of each dwelling must be clearly visible from a public street or laneway. For block frontages of 14.0m or less, entries to the side of the home may be considered on Architectural Merit.
- ❑ Entry posts and porch supports must be lightweight, masonry piers are not permitted. Timber or metal posts have a minimum dimension of 150mm x 150mm.
- ❑ A separate path from the front boundary to the porch entry is required for all dwellings.

1.6 Façade Composition and Materials

Dwellings must feature high-quality, well-proportioned façades that utilise articulation and varied materials to reduce building bulk. Every elevation is treated with architectural importance, contributing to the visual integrity of The Village.

Façade Articulation:

- ❑ 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, decks and balconies.
- ❑ All sides of the dwelling must be treated with equal importance and comprised of equal quality materials.
- ❑ Façade articulation and material treatments must be used in genuine proportions and balance the entire façade. Isolated token uses of articulation or materials will not be accepted.
- ❑ Reproduction styles or historical Architectural styles are not permitted.
- ❑ Dwellings with identical facades and/or colour schemes are not permitted where adjacent to each other (excluding Duplex Blocks). In the event two applications request the same façade design or colour scheme, approval will be granted to the first application received.

Façade Materials & Colours:

- ❑ Façade colours must be selected from within the Exterior Material Palette at Part 5
- ❑ All street and public facing facades of dwellings must include a minimum of two complementary materials chosen from the Exterior Material Palette at Part 5.
- ❑ Alternate façade colours and cladding materials may be considered if they align with the Exterior Material Palette and have a solar absorbance of less than 0.65.
- ❑ The use of foam cladding materials is strongly discouraged. Where proposed, a maximum of 15% of the dwelling's facades may comprise of foam cladding elements.
- ❑ Material changes are not permitted on external corner joints. Facade materials must return around the corners of dwellings to an internal corner joint, or a minimum of 5.0m.
- ❑ Large areas of rendered finishes are not permitted without relief by either articulation or alternate materials.
- ❑ Exposed concrete slab edges to dwellings, porches and alfrescos are not permitted.
- ❑ Tiled, stacked stone, or stone cladding applied elements are not permitted in The Village.
- ❑ Downpipes are not permitted to be located on porches and must be integrated within architectural elements such as blade walls.

External Brickwork:

- External brickwork must be constructed using a smooth-faced, single-colour brick in neutral, mid-grey to earthy tones consistent with the Exterior Material Palette at Part 5 and sample colour schemes provided.
- Bricks must present a uniform finish, with minimal tonal variation, no heavy texturing, mottling, or multi-coloured blends.
- All proposed bricks must be submitted for approval.

Brickwork Application:

- Single storey homes may have a maximum brickwork height of 2.4m with lightweight cladding used for the remainder of the dwelling on all facades of the dwelling.
- Garages may have full height brickwork.
- Multi-storey homes may have brickwork to the ground floor level and garage only with lightweight cladding used for the remainder of the dwelling on all facades.

1.7 Corner blocks and multiple frontages

Secondary frontages are designed to contribute meaningfully to the public realm, ensuring a consistent and high-quality streetscape from all facades.

- Frontages to streets, public open space and laneways must be addressed in the same manner as primary frontages.
- Homes with more than one public frontage must address all frontages through articulation and material usage.
- Secondary public facing frontages must have a maximum 5.0m unarticulated wall length.
- Articulation of a minimum depth of 1.0m must be provided. The roof form must step with the dwelling's articulation (no under eave extensions or cut off eaves).
- Material changes are not permitted on external corner joints. Facade materials must return around the corners of dwellings to an internal corner joint, or a minimum of 5.0m.
- House design on corner blocks must incorporate one of the following:
 - 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

1.8 Garages and Driveway

Vehicle access and storage are integrated to remain secondary to the dwelling's architecture, ensuring a clean and consistent streetscape.

- Blocks under 12.5m wide are permitted a single width driveway crossover and maximum 3.0m wide garage door.
- For all other blocks, garage doors can be panel lift or tilt-up only with a maximum width of 4.8m.
- Roller doors are not permitted to frontages including rear laneways.
- Plain concrete or a maximum of 3% grey oxide pigment is permitted to driveways on the verge and on the block.

1.9 Dwelling layout

Internal and external spaces are arranged to capture optimal northern sunlight and provide practical, private zones for year-round comfort.

- 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.
- Windows must provide solar access to primary living spaces which are oriented to the north to maximise solar access during winter.
- A primary living space such as living rooms, dining room or kitchen must receive solar access via a window.
- Finished floor to finished ceiling height to all living spaces must be a minimum of 2.7m.

1.10 Slope, Site Cut & Retaining

Dwellings must be designed to respect the natural topography of the land, using split-level designs to minimise excavation and heavy site modification.

- ❑ Blocks with 1.5m or greater level change across the whole block must incorporate a split-level design to adequately address the majority of slope on the block.
- ❑ Cut dominant responses to block slope are not permitted.
- ❑ All retaining wall heights will be measured from the Site Cut level at the underside of the slab.
- ❑ Downward sloping blocks are permitted a maximum of one 700mm height front retaining wall.
- ❑ Upward sloping blocks are permitted a maximum of one 1.0m rear retaining wall.
- ❑ Cross slope must be addressed by split level design between dwelling and garages.
- ❑ The maximum front fill retaining wall height is 1.0m. Front retaining walls may be terraced with planting zones provided between tiers.
- ❑ All required retaining walls, must be shown on the site plan and elevations.
- ❑ All retaining walls, footings and drainage must be constructed within the block boundary by offsetting the wall a minimum of 300mm from property boundaries.
- ❑ Drainage through retaining walls / weep holes must be connected to the stormwater network and must fall within the block boundary.
- ❑ Retaining walls in front of the home and where visible to the public realm must be constructed of an approved material from the External Material Palette at Part 5.
- ❑ Common retaining walls between adjoining blocks are not permitted. Each block's owner is responsible for constructing their own walls.
- ❑ The Natural Ground Level of the boundary must not be altered as a result of a site cut or fill.
- ❑ The maximum height of a combined front retaining wall and courtyard fence is 2.2m.
- ❑ Courtyard fencing must be offset by 600mm from retaining walls over 1.0m to allow planting.

1.11 Fencing & Landscaping Elements

Gardens integrate seamlessly with the public realm through the use of natural materials, structured fencing, and soft landscaping. Ginninderry will provide a front garden landscape package for compliant dwellings only. A fencing plan must be provided with your application demonstrating the following required fencing and landscaping elements:

- ❑ A separate path from the block's front boundary to the porch area must be provided to each dwelling.
- ❑ A stone or masonry mailbox must be provided to each dwelling. Prefabricated mailboxes are not permitted.
- ❑ Front courtyard fencing, including the height, setback, length and material is allowed where permitted in accordance with the Planning (Exempt Development) Regulation and the Approved SDP Plan.
- ❑ Front courtyard fencing must be constructed of 40mm x 40mm vertical aluminium battens face fixed to top & bottom rails with 40mm spacing between battens in a colour listed in the Exterior Material Palette at Part 5.
- ❑ Side gates and side fences facing the street must be constructed of aluminium battens with a minimum 10mm gaps between battens to a maximum height of 1.8m and setback 1.0m behind the building's façade in a colour listed in the Exterior Material Palette at Part 5.
- ❑ Inter-allotment fencing must be constructed at natural ground level using Colorbond "Neetasceen" panels with a maximum height of 1.8m in the colour "Dune"
- ❑ The Buyer must lay turf or plant and establish grass seed to a coverage level equivalent to turfing, in the verge areas between the front boundary of the Land and the kerb.
- ❑ The use of synthetic grass is not permitted in any location on your block.

1.12 Sustainability

Dwellings are specified to achieve high thermal performance and reduced environmental impact, maintaining Ginninderry's commitment to sustainable urban living. These standards ensure every home is equipped for energy efficiency and long-term climate resilience.

- Your home must achieve a minimum 7 star NatHERS Rating, 7.5 stars is strongly encouraged. NatHERs generated certificates and stamped plans are required for Design Approval. Non-Accredited NatHERs Certificates will be reviewed by an accredited assessor if required.
- Minimum solar (PV) system size requirements apply to the following block sizes (m2):
 - ≤ 250 2kW
 - $251 \leq 350$ 3kW
 - $351 \leq 500$ 4kW
 - > 500 5kW
- One of the following approved home energy management systems must be installed and commissioned:
 - Evergen
 - Reposit (only available if installing a solar battery)
- Your solar inverter must be compatible with the home energy management system selected above.
- A solar or heat pump hot water system must be installed. Instantaneous electric, gas and electric storage hot water systems are not permitted.
- 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 .
- If installed Reverse Cycle Air Conditioning Systems must have the following -5°C specifications:
 - 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 $\leq 57\text{dBa}$ at 1.0m for both heating and cooling cycle
 - Able to operate with outdoor air temperatures of -10°C (heating) and 45°C (cooling)
- Minimum rain water tank size (L) requirements apply to the following block sizes (m2):
 - ≤ 250 no minimum requirement
 - $251 \leq 350$ 2,000
 - $351 \leq 599$ 4,000
 - $600 \leq 800$ 8,000
 - ≥ 801 10,000
- 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:
 - Showerheads: 3 star with flow rate 9L/min or less
 - Tapware in kitchen and wet areas: 4 star
 - Toilets: 4 star
- 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.

1.13 Services & Ancillary Structures

Utility elements and external structures are concealed or integrated into the building's design to maintain a clean, uncluttered exterior.

- Water meters, electrical meters and NBN cabinets must be integrated within the building wall or screened from the street.
- 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.
- 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 street view.
- 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.
- Sheds and outdoor structures can only be located in the rear yard and must not be visible from the street and public spaces.

1.14 Beyond the Minimum: Designing for Performance

Ginninderry encourages a shift in focus from large floor areas to the enduring quality and health of the home.

By prioritising airtightness, superior insulation, and high-performance glazing over non-essential aesthetic finishes, dwellings can achieve significantly higher thermal comfort and lower daily running costs.

Investing in multifunctional spaces over single-use rooms and passive solar design maximising the benefit of your block's orientation, you can ensure that your well designed, well-built home outperforms a building constructed only to minimum standards.

This approach fosters a healthier living environment with improved indoor air quality and long-term occupant wellbeing, creating a resilient home that offers genuine value and sustainable, low-cost living.

1.15 Merit Based Approval

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 each of the below demonstrable criteria that encourage resilience, sustainability, innovation and architectural brilliance:

- 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 8.0 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.

1.16 Construction Practices

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.

Temporary Site Fencing:

- On settling on your block, you should fence your site with temporary construction fencing to secure access and prevent dumping.

Sediment & Erosion Control:

- The measures shown on the approved Sediment and Erosion Control Plan must be established prior to commencing any construction.

Drainage:

- Adequate drainage must be provided to ensure that there will not be any concentrated overland flow from the block during or after construction.
- Adequate soil and stormwater management controls are maintained until the landscape on the block is established.

Air & Noise Pollution:

- 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.
- Under no circumstance must waste material be burnt on site.

Construction and Demolition Waste:

- During construction on the block, builders must establish and maintain a waste enclosure or waste containment area on the block.
- All building materials and waste stock piles must be fully enclosed to prevent material being blown off the block.
- 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 5:

Exterior Material Palette

Dwellings must feature high-quality, well-proportioned façades that utilise articulation and varied materials to reduce building bulk. Every elevation is treated with architectural importance, contributing to the visual integrity of The Village.

Mandatory Elements

Colours and materials listed in this section are mandatory. No colours or materials outside of this range will be accepted.

Roof colour



WALLABY



BLUEGUM



SHALE GREY



SOUTHERLY

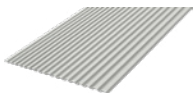


DUNE

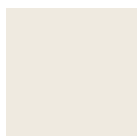


SURFMIST

Roof cladding

LYSAGHT
CUSTOM ORBLYSAGHT
KLIP LOKLYSAGHT
SPANDEKLYSAGHT
TRIMDEK

Façade colour

DULUX
WINDSPRAYDULUX
GAMELANDULUX
BLUEGUMDULUX
CAPITAL GREYDULUX
SOUTHERLYDULUX
DUNEDULUX
EVENING HAZEDULUX
SURFMISTDULUX
ANTIQUE
WHITE USA

Windows



MONUMENT



WOODLAND
GREY



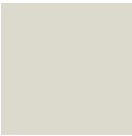
APO GREY



DUNE

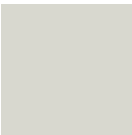


PAPERBARK



SURFMIST

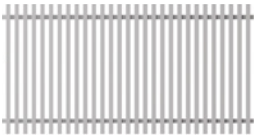
Front Courtyard Fencing



SURFMIST



DUNE



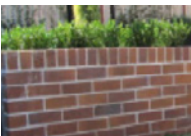
40 x 40MM - 40MM SPACING

Inter-Allotment Fencing



DUNE

Retaining Walls – to front of dwellings



MASONRY

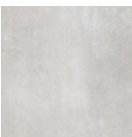


SPLIT-FACED
BLOCKS



STONE

Driveway – (verge crossing and on-block)



MAXIMUM
3% GREY OXIDE

Other elements

Colours and materials listed in this section are to be used to guide your selection choices. All of these elements will be assessed on a case-by-case basis for suitability, application and scale within the proposed built form. Colours or materials which depart from the general palette provided here will not be accepted. All proposed bricks are subject to approval by the Ginninderry Design Team.

Brickwork

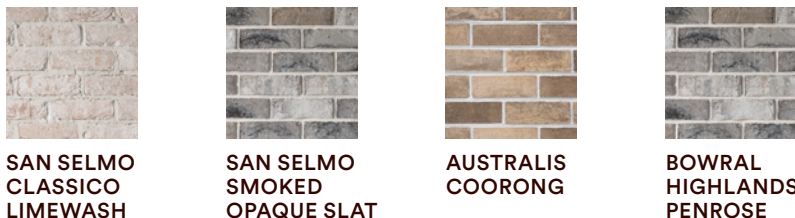
External brickwork must be constructed using a smooth-faced, single-colour brick in neutral, mid-grey to earthy tones. Bricks are to present a uniform finish, with minimal tonal variation, no heavy texturing, mottling, or multi-coloured blends consistent with the below examples.

BRICK STANDARD



Feature brickwork is suitable for smaller applications to enhance architectural elements or façade features. Approval of feature brick is at the discretion of the Ginninderry Design Team.

BRICK FEATURE



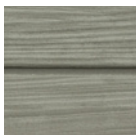
Garage doors

Garage doors outside of this range may be permitted based on merit and at the discretion of the Ginninderry Design Team.

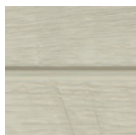


Cladding

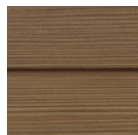
FC WALL CLADDING PRE-FINISHED



CEMINTEL
WOODLANDS
GREY GUM



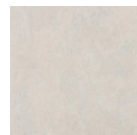
CEMINTEL
WOODLANDS
LIME



CEMINTEL
WOODLANDS
TEAK



CEMINTEL
WOODLANDS
BIRCH

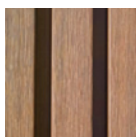


CEMINTEL
BARESTONE

COMPOSITE WALL CLADDING



COEN
CASTELLATED
SHALE GREY



COEN
CASTELLATED
MARINE TEAK



COEN
CASTELLATED
BEACH



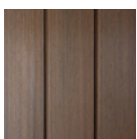
COEN
SHIPLAP
SHALE GREY



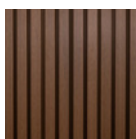
COEN
SHIPLAP
MARINE TEAK



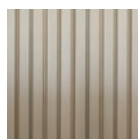
COEN
SHIPLAP
BEACH



ECODECK
SHIPLAP
HAZELWOOD



ECODECK
CASTELLATED
HAZELWOOD

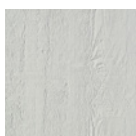


ECODECK
CASTELLATED
BLONDE OAK

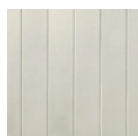
FC WALL CLADDING RAW



WEATHERTEX
WEATHERGROOVE
WOODSMAN 75MM



WEATHERTEX
WEATHERGROOVE
WOODSMAN 1200MM

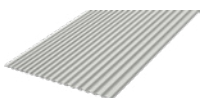


JAMES HARDIE
AXON



JAMES HARDIE
PRIMELINE
WEATHERBOARD

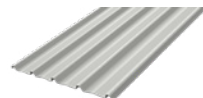
METAL WALL CLADDING



LYSAGHT
PANELRIB

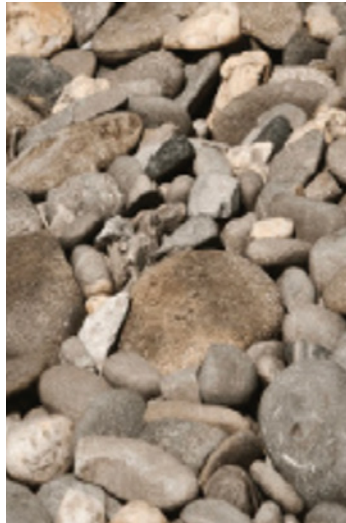
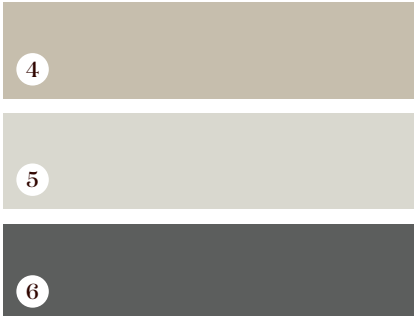
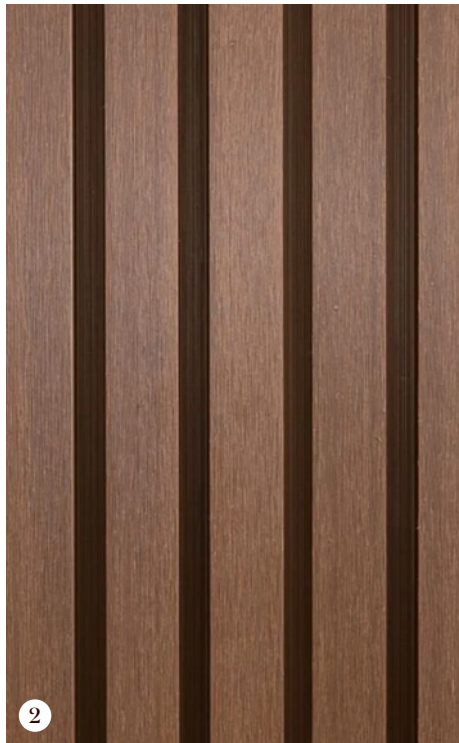
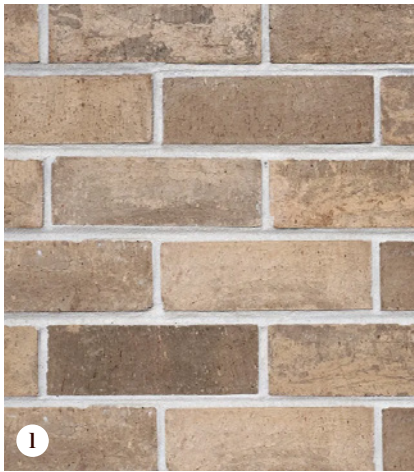


LYSAGHT
SPANDEK



LYSAGHT
TRIMDEK

Sample Colour Schemes



1. Material Palette

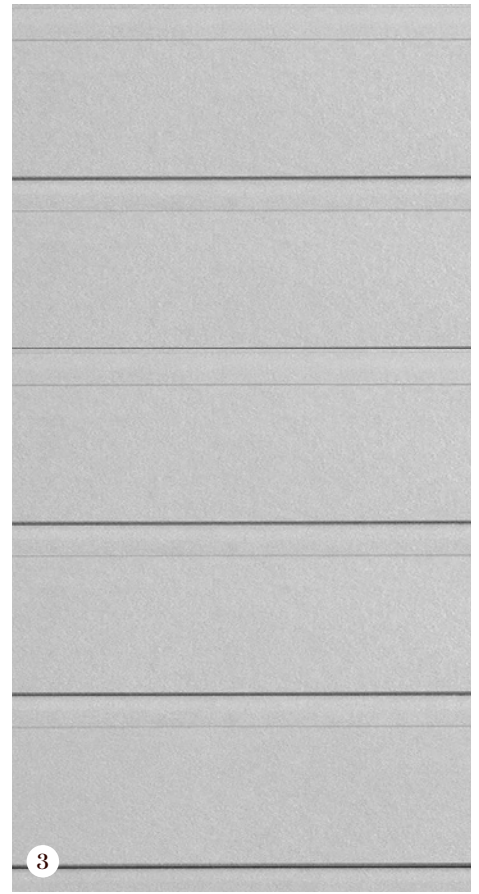
- | | |
|-----------------------------|-------------------------------|
| ① Brick | Australis - Coorong |
| ② Composite cladding | Castellated - Hazelwood |
| ③ Fibre cement cladding | Weathergroove - Woodsman 75mm |
| ④ Paint colours | Evening haze |
| ⑤ Roof colour | Surfmist |
| ⑥ Windows, flashing & trims | Basalt |



2. Material Palette

1 Brick	San Selmo Smoked - Opaque
2 Composite cladding	Slat
3 Fibre cement cladding	Shiplap - Hazelwood
4 Paint colours	Shiplap - Shale Grey
5 Roof colour	Southerly
6 Windows, flashing & trims	Apo Grey





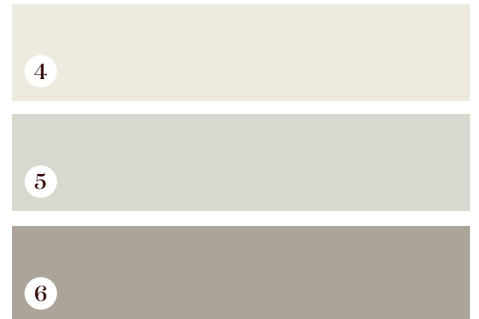
3. Material Palette

- | | |
|-----------------------------|---------------------------|
| ① Brick | Wilderness - Silver Birch |
| ② Composite cladding | Castellated - Blonde Oak |
| ③ Fibre cement cladding | Primeline - Weatherboard |
| ④ Paint colours | Bluegum |
| ⑤ Roof colour | Southerly |
| ⑥ Windows, flashing & trims | Monument |



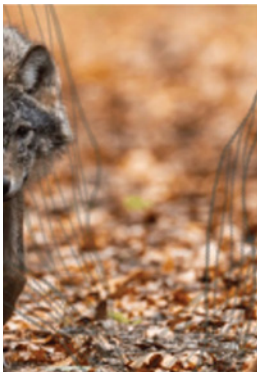
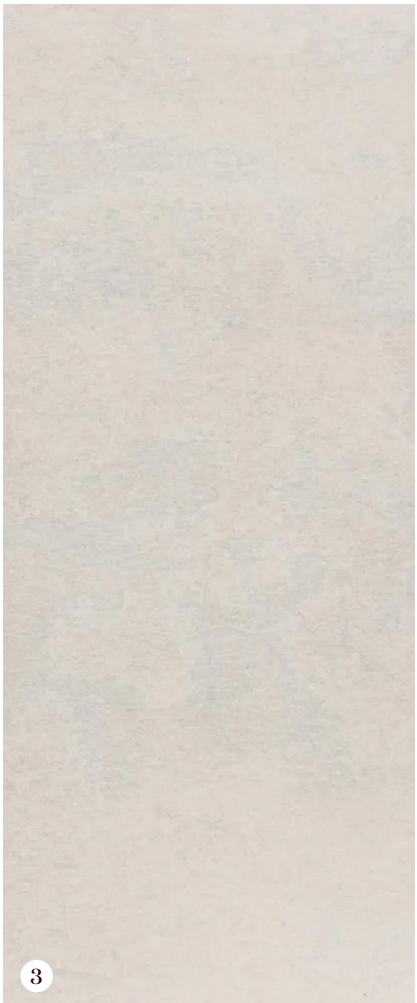
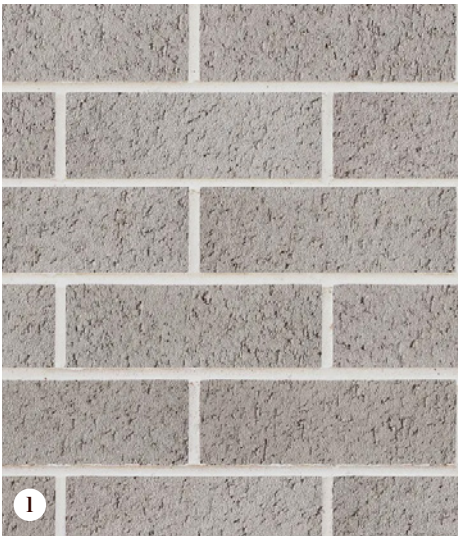
4. Material Palette

1	Brick	Whitsunday - Brampton
2	Composite cladding	Woodlands - Birch
3	Fibre cement cladding	Axon
4	Paint colours	Dulux White USA
5	Roof colour	Dune
6	Windows, flashing & trims	Paperbark



5. Material Palette

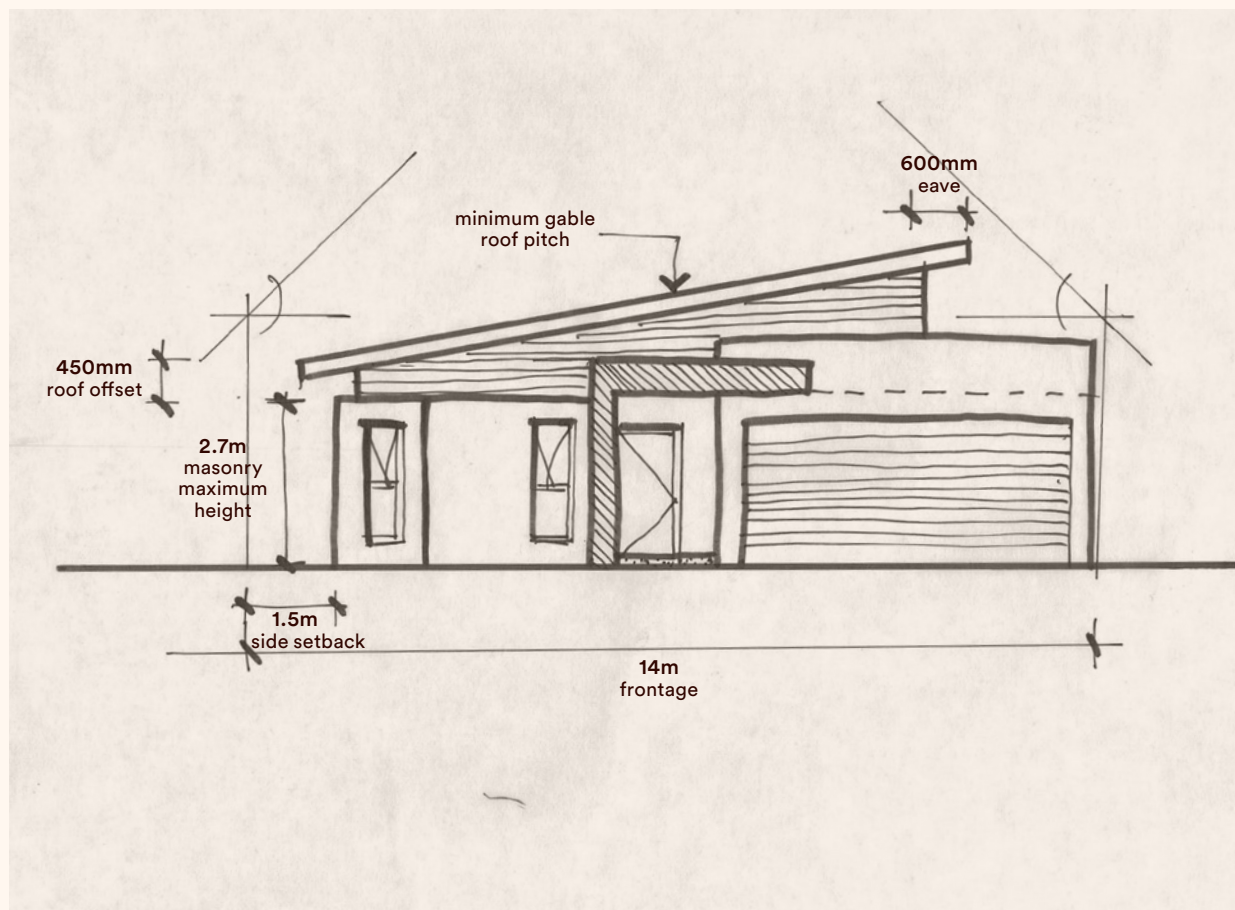
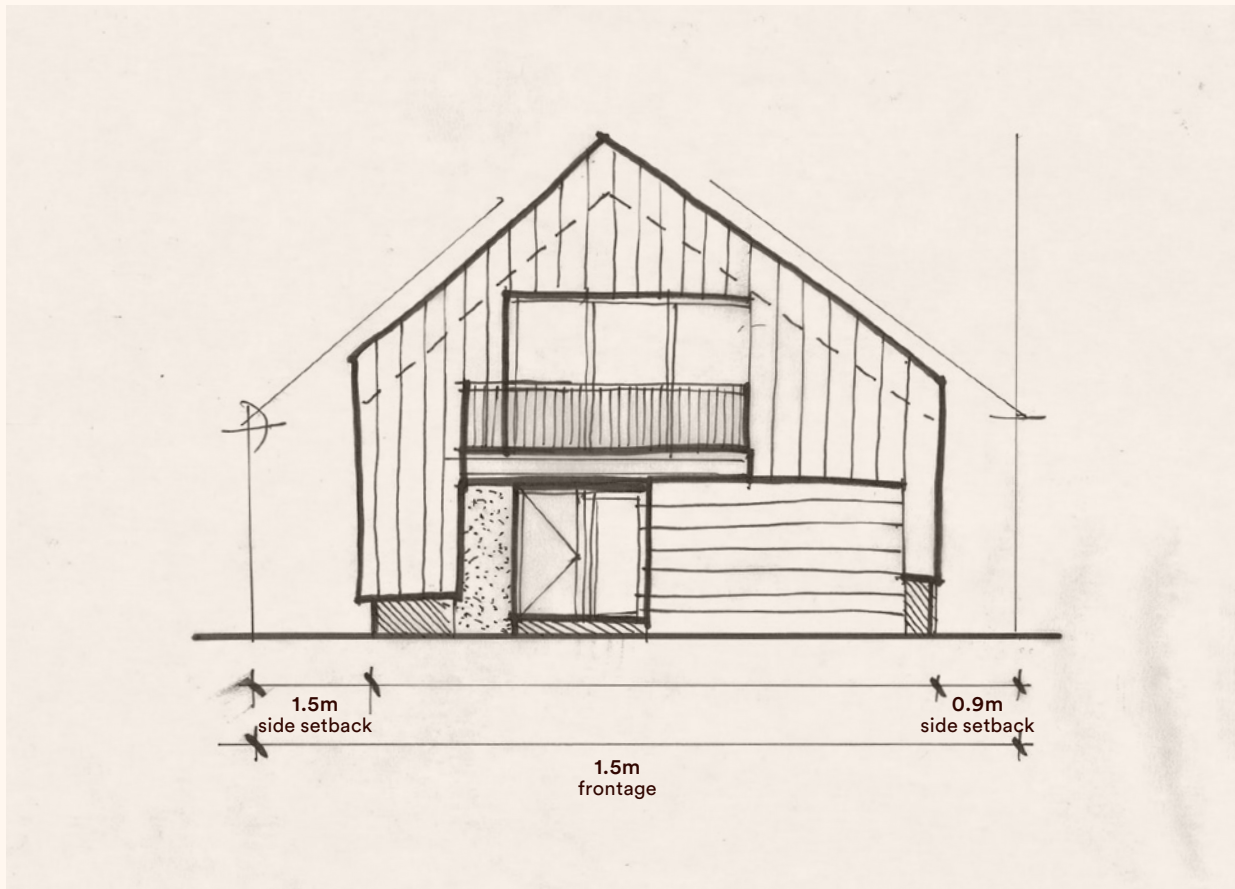
- | | |
|-----------------------------|-------------------------------|
| ① Brick | Metallix - Quartz |
| ② Composite cladding | Castellated - Blonde Oak |
| ③ Fibre cement cladding | Weathergroove - Woodsman 75mm |
| ④ Paint colours | Antique White USA |
| ⑤ Roof colour | Surfmist |
| ⑥ Windows, flashing & trims | Dune |

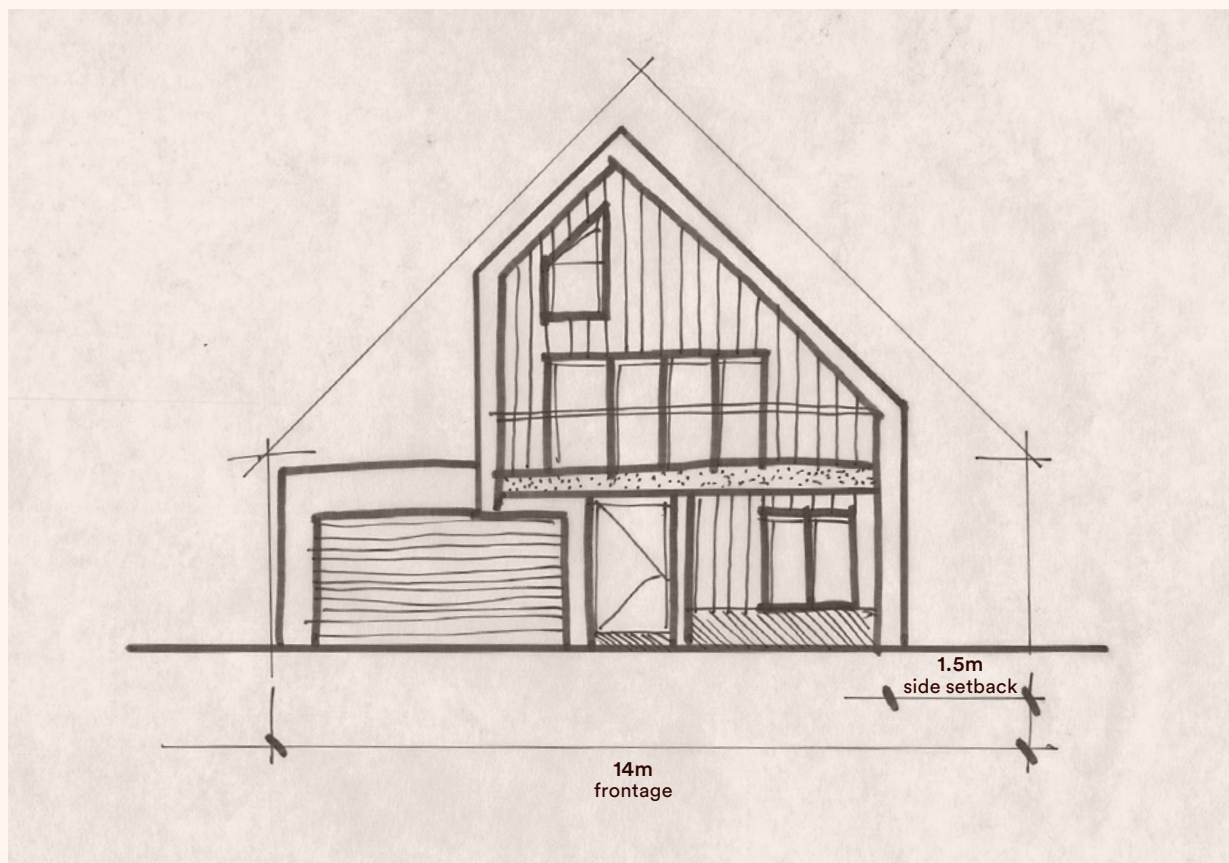
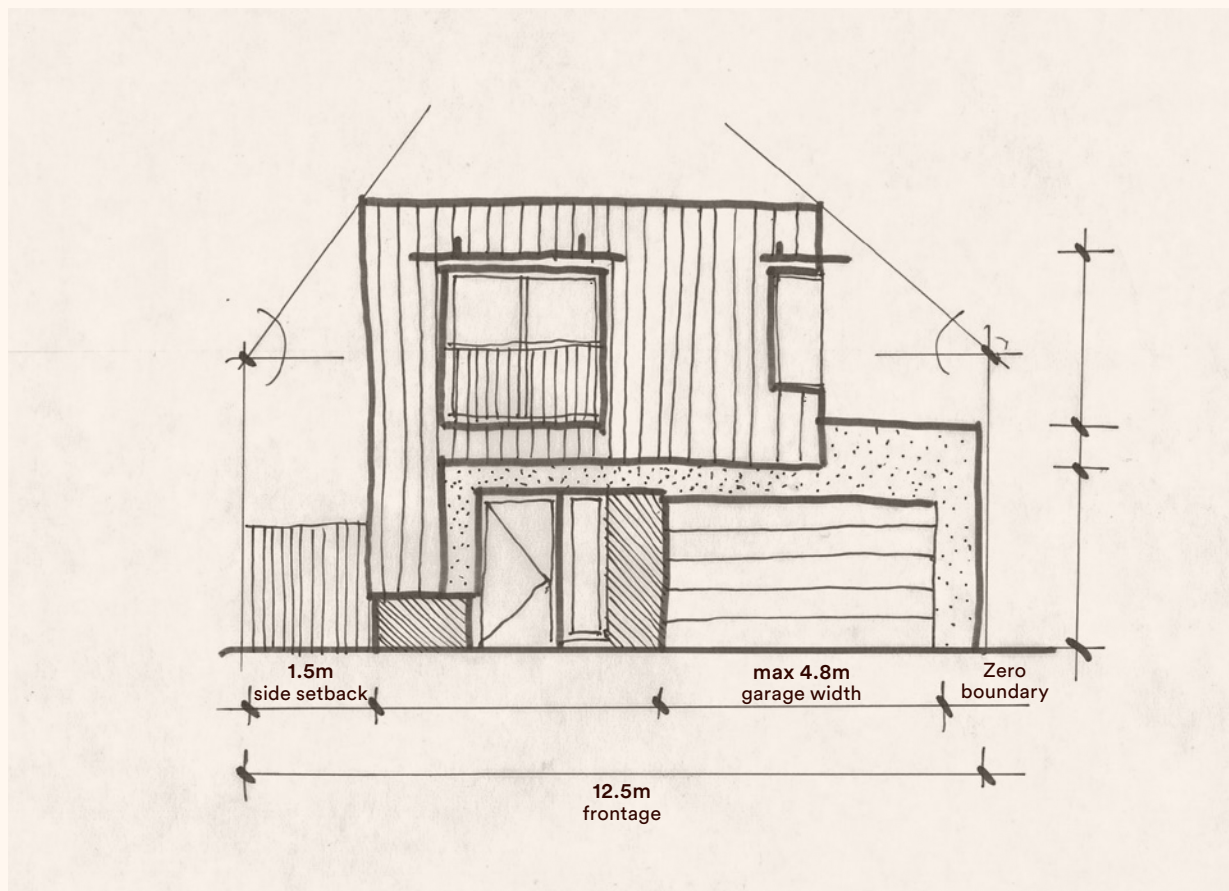


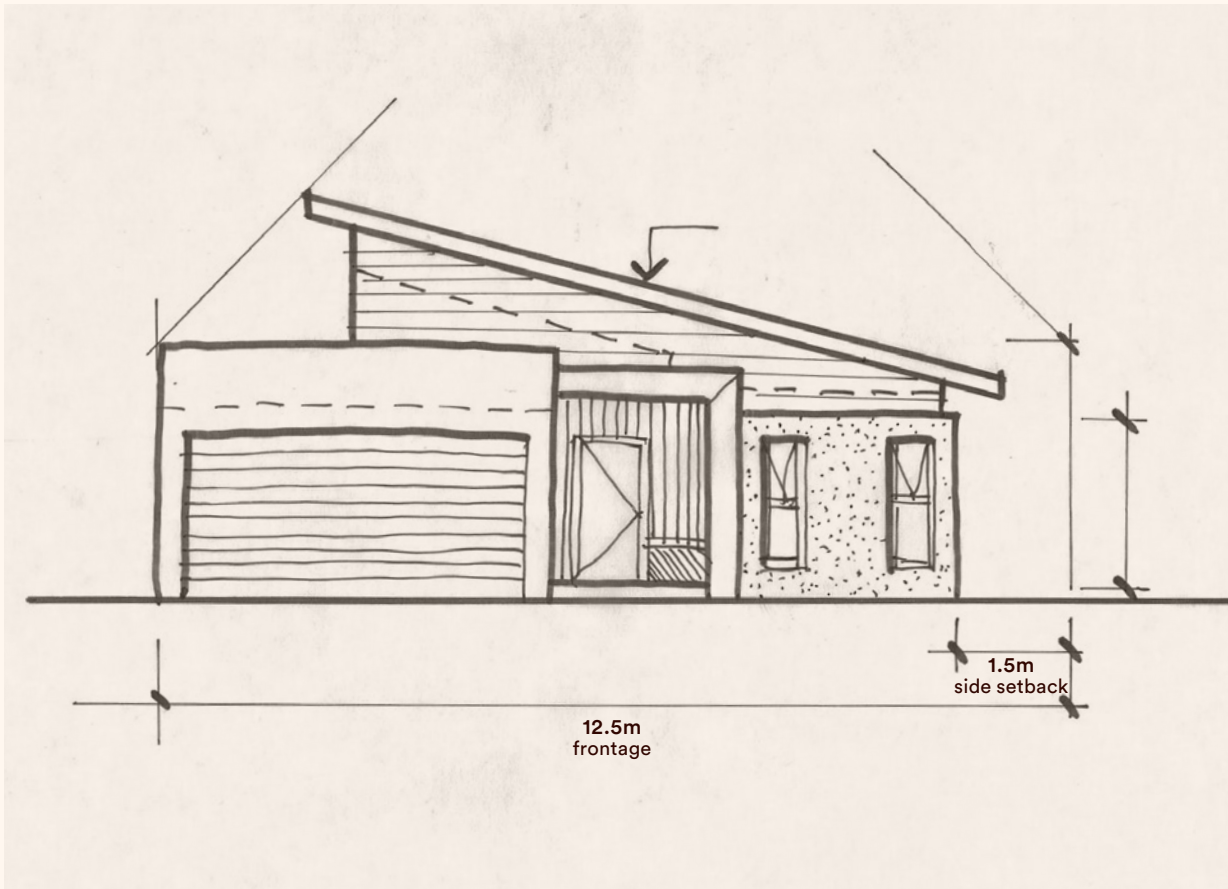
6. Material Palette

1	Brick	Urban One - Silver
2	Composite cladding	Castellated - Marine Teak
3	Fibre cement cladding	Weathergroove - Woodsman 75mm
4	Paint colours	Shale Grey
5	Roof colour	Woodland Grey

Façade Controls







Part 6:

Minimum Documentation Requirements

The following minimum documentation is required for the first Design Review submission:

- **Design Application Form** - listing purchaser, designer and builder contact details.
- **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
- **Floor Plans – 1:100**
 - Fully dimensioned floor plan for each level
 - Show all room names
 - All internal walls / doors
 - Finished levels
 - Area schedule
- **Elevations – 1:100**
 - North/South/East/West
 - Natural Ground Level & Finished Ground Level
 - Finished Floor & Ceiling Levels
 - Roof Pitch
 - Eave/Awning/Sunhood Dimensions
 - Extent of cut/fill and all retaining walls (required where level change is more than 0.5m)
- **Sections – 1:100 – minimum two**
 - Section A-A
 - Section B-B
 - Natural Ground Level & Finished Ground Level
 - All structure/internals walls
 - Extent of cut/fill and all retaining walls (required where level change is more than 0.5m)
- **Roof Plan – 1:100**
 - Roof Pitches
 - Eaves Depths
 - Solar Panel Size and Location
 - Roof Material and Colour
- **Fencing Plan – 1:200**
 - All side and rear fencing – location, colour and material
 - All front courtyard fencing – location, colour and material
 - Mailbox – location, colour and material
 - Retaining walls – location, colour and material
 - Area schedule of soft planting zone / canopy cover / paved or non-permeable areas
- **Sediment & Erosion Control Plan – 1:200**

Following your first Design Review and after addressing all comments and requirements, the full design submission for Ginninderry Design Approval must include all items listed above in addition to the below listed items:

External Colours & Finishes Schedule

- All facades must identify all materials and colours
- Must be consistent with Ginninderry External Colours & Finishes Schedule (also required).

□ NatHERs Certificate

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

□ Sustainability Schedule

- Completed form, all fields are required.



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

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Suburban Land
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RIVERVIEW
GROUP

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