Manor House
Questions and Answers

Who we are

Our house is old, in need of renovation, is energy inefficient and is too big for our family as most of our children have left home.

We are long term residents of Griffith with children at the local schools. We would like to redevelop our house and build a new form of housing with the opportunity for us to ‘age in place.’

We are keen to look at options for a more sustainable and energy efficient dwelling which retains our garden and provides us a cost effective way to downsize.

What is a Manor House

A Manor House is a low rise medium density housing option. It is commonly known as “two up – two down”. It looks like a house, has the same plot ratio and height as a house, but is actually more than one dwelling.

Manor Houses may have up to four dwellings, two on the ground floor and two above, all under the same roofline, with common attached walls.

What is our Development

Our development proposes a Manor House consisting of four dwellings in a two up-two down configuration. It includes a basement for resident and visitor parking. This ensures the garden is retained and may be enjoyed. We love our garden and will retain our Ash trees, fruit trees and hedges.

What is Demonstration Housing

The Manor House has been selected as a Demonstration Housing Project, which aims to showcase how we can deliver a compact and active city through innovative planning, design and delivery. Manor Houses are permitted in other cities, but to date have not been constructed in Canberra.

Demonstration Housing aims to engage with the community and industry stakeholders on how best to deliver projects that offer best practice environmental performance, including excellence in design, carbon neutral buildings, medium density infill; innovative planning and engagement approaches; innovative housing products and typologies, close partnership with industry bodies and options for public and affordable housing.

If you want to know more on the ACT Demonstration Housing Project and our project go to: https://www.act.gov.au/demohousing
Are you allowed to build this?
Under existing planning rules you can’t, which is why we are a Demonstration Housing Project.

We are being supported to apply for a variation to the Territory Plan just for our block. We are requesting only a small number of changes to the RZ1 zoning. Unit titling and provision for a basement are the criteria we are testing.

We are constructing our development within the RZ1 plot ratio and height controls.

Does our development meet the character of Griffith?
Design excellence is important to us. We have engaged an architect, Rob Henry Architects, to design our house so that it responds to the unique character of houses in our suburb.

We are incorporating the Canberra Redbrick in our design as a feature.

Is this a sustainable design?
Retaining the existing mature Ash trees, fruit trees and deep root garden beds will ensure that we retain Canberra’s garden city character. Our site boundary is hedged and promotes the privacy and serenity of our garden.

Site orientation and passive solar design principles will be used.
We will also include enabled electric car charging, push bike storage, mobile bin storage, solar panels with battery storage and permeable paving.
We are addressing the heat island effect by retaining the deep root planting zones of our established garden.

Is our development the right size?
We are a large corner block opposite schools, the M16 Art Gallery and within walking distance to the shops.

We have designed our development to meet the RZ1 plot ratio and retain our existing established garden.

From the street our building will look like a single residence.

How can I comment on this development?
You can email us at manorhouseproject@gmail.com

If you would like us to provide you some more information, please feel free to contact us or go to the following link for further information on our development: https://www.act.gov.au/demohousing