

JACKA



REBATES

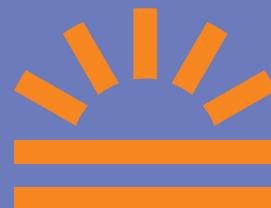
Eligibility Guidelines
Energy and Landscape Rebates

Creating great places where communities thrive



ACT
Government

Suburban Land
Agency



JACKA
It's in our nature



Acknowledgement of Country

We acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region.

We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.

Welcome to Jacka, created by the Suburban Land Agency.

Our newest all-electric community is a place for thriving sustainable lifestyles. Jacka has been designed as an inclusive neighbourhood with access to healthier, more resilient environments and shared open spaces for everyone to enjoy.

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Build an energy
efficient home with
a climate wise garden.

Access up to
\$14,000:

up to
\$7,000

for your climate wise
front garden

\$7,000

for your energy efficient home

Jacka rebates and bonds

There are many choices to make when building your home such as selecting the right design style, building materials and maximising your home's natural setting to keep energy costs low.

To support our newest all-electric suburb, the Suburban Land Agency (SLA) is offering two sustainability rebates and two bonds.

Landscape Rebate

The Front Garden Landscape Rebate (Landscape Rebate) will encourage climate wise planting and garden design choices that help keep your garden cool, save water, and support the natural habitat. A rebate of \$6,000 is available (\$7,000 for corner blocks).

Home Energy Rebate

The Home Energy Rebate (Energy Rebate) will encourage building choices that help reduce energy consumption and your reliance on fossil fuels. A rebate of \$7,000 is available.



Bonds

When you make settlement on your block in Jacka, you will also make payment for two bonds.

A **\$2,000 Solar Bond** to encourage the installation of solar panels with a minimum of 5.5kW (note that installing 6.5kW is required to be eligible for the Energy Rebate).

A **\$1,000 Verge Bond** to support the upkeep of the verge (nature strip) and street trees during construction. Canberra's Nature Strip Guidelines have been developed to help people make the most of their verge, and supports planting grass or plants shorter than 50cm tall.

Eligibility requirements

You may be eligible for the Jacka Landscape and/or Energy Rebate if you buy land in Jacka from SLA and build your home. You are also eligible if you are the 'Eligible First Transferee'.

What is an Eligible First Transferee?

You are an Eligible First Transferee if you enter a building contract with a builder or entity who first buys the land from SLA. For example, if you purchase a house and land package with an SLA partner builder, you will be the Eligible First Transferee and can apply for the rebates.

If you are eligible, you can apply for the Landscape and Energy Rebates.

What is the process?

Buyers or Eligible First Transferees in Jacka will be eligible for the Energy or Landscape Rebate if:



1. The requirements are met

All mandatory requirements listed in this document for the specific rebate are met when you build your home and garden.



2. Evidence is collected

All required certificates, invoices and photos are collected, as outlined in this document.



3. Evidence is included

All supporting information and evidence is attached to your online application within the timeframe.



4. In-person inspection of front yard

For Landscape Rebates only, an on-site inspection of your front garden will be completed before the rebate is paid to you.

How to claim your rebate or bond

Claim your rebates

To claim your Landscape or Energy Rebate, Buyers or Eligible First Transferees must complete the application form available on SLA's website. You must submit the application along with all required evidence you have collected, within the required timeframe.

Submit your claim

The application and required evidence can be submitted via an online Smartform on SLA's website.

For the Landscape Rebate only, once you have submitted your application, an in-person site visit to your front garden will be arranged to check compliance before you can be awarded your rebate.

Required timeframe

- You must receive the certificate of occupancy and use within 30 calendar months of the First Grant Contract.
- Application must be made within 180 days of receiving the certificate of occupancy and use.

There will be no extensions of time.

Find out more

Contact us if you require additional information:

- (02) 6205 0600
- suburbanland@act.gov.au

Claim your bonds

To claim your Verge Bond (worth \$1,000) and Solar PV Bond (worth \$2,000), you must follow all guidance in the Jacka Housing Development Guide, available on SLA's website.

You can claim either the Verge or Solar PV Bond separately, once your home is built. You will need to send an email to suburbanland@act.gov.au with the following information:

- Certificate of occupancy
- Photos of the verge showing its current condition, and photos of installed 5.5kW Solar PV system
- If relevant, written agreement from TCCS to change the verge treatment.



Remember, to be eligible to claim your \$2,000 Solar PV Bond you must install a minimum of 5.5kW Solar PV system.

To be eligible for the \$7,000 Energy Rebate you must install more panels – a minimum of 6.5kW Solar PV is required.



Scan here to see the Nature Strip Guidelines.



Scan here to view the Jacka Housing Development Guide.

Other things to note

Where ALL requirements in this guideline have been met, a Buyer or Eligible First Transferee can apply for and receive:

Energy Rebate

An Energy Rebate for the amount of \$7,000 where all the Eligibility Requirements have been fulfilled.

Your home must comply with ALL of the rebate requirements to qualify. It is not possible to receive a partial rebate for complying with some of the requirements.

Landscape Rebate

A Landscape Rebate for the amount of \$6,000, or \$7,000 for a corner block, where all the Eligibility Requirements have been fulfilled.

Your front garden must comply with ALL of the rebate requirements to qualify. It is not possible to receive a partial rebate for complying with some of the requirements.



Each rebate requires a separate application and is independent of the other. You can apply for and receive both rebates, if ALL requirements are met for each rebate.

Where this guide specifies that the Buyer/Eligible First Transferee 'must' do or refrain from doing a particular thing, the Buyer/Eligible First Transferee must comply to be eligible for the rebate.

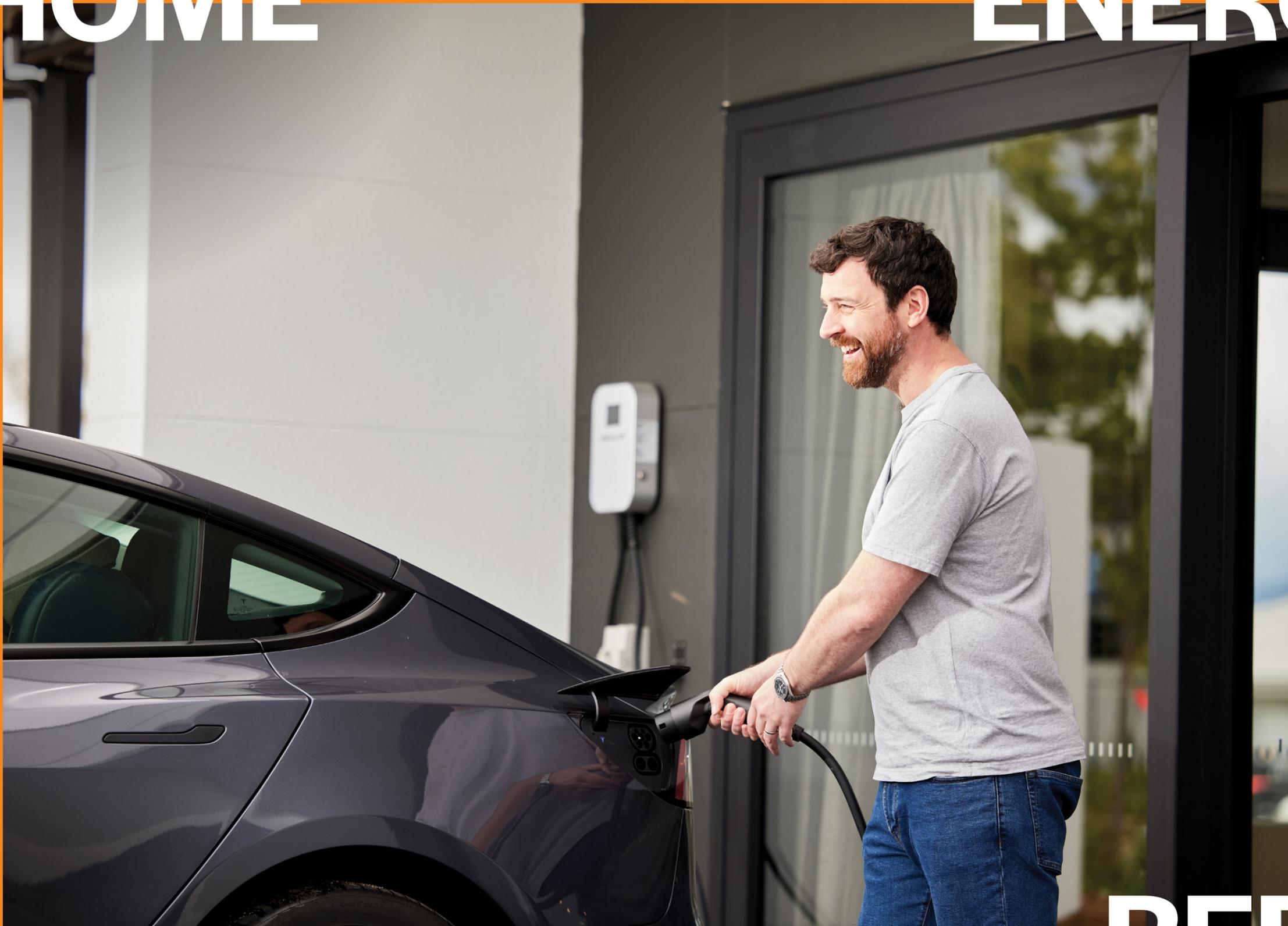
Where this guide specifies that the Buyer/Eligible First Transferee 'should' do or refrain from doing a particular thing, the Buyer/Eligible First Transferee is strongly encouraged to, but is not obligated to comply to be eligible for the rebate.

When you've completed your home and garden, you can apply for the rebates and claim your bonds. Follow the instructions on page 5.



HOME

ENERGY

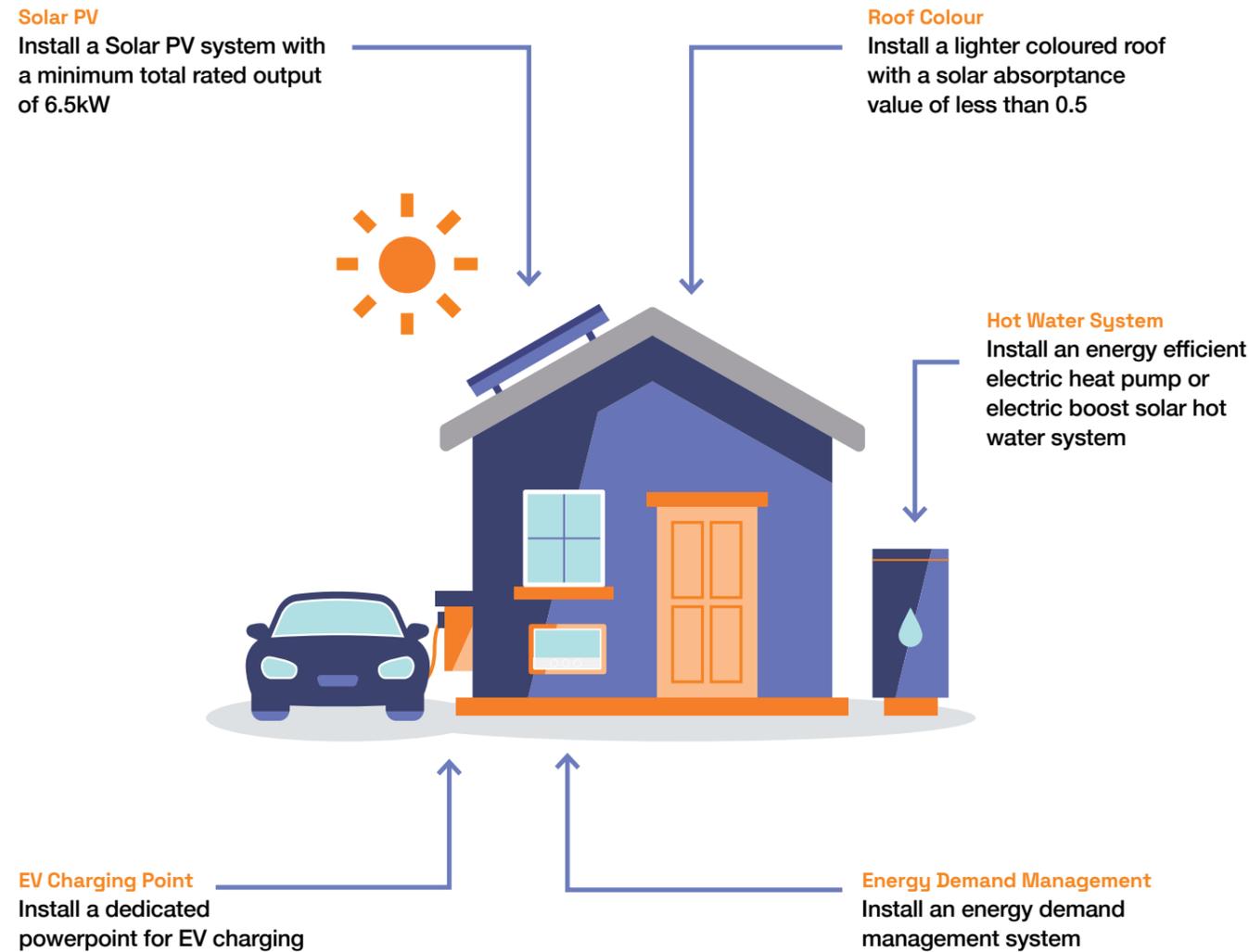


REBATE

What is the Jacka Energy Rebate?

Did you know that living in an all-electric home vs. one powered by gas appliances can help you save \$9K in energy costs over 10 years?* The Buyer or First Transferee of a block may be entitled to receive a rebate amount of \$7,000, where all the Eligibility Requirements have been fulfilled.

The Energy Rebate requires Buyers or Eligible First Transferees of a block to include the following in the design and construction of their all-electric home:



By building your home to meet all of the requirements of the Energy Rebate, you can apply to receive the \$7,000 rebate. Your home will also continually save you money across its lifetime!

*Source: Everyday Climate Choices, 2023

Why build an all-electric home?

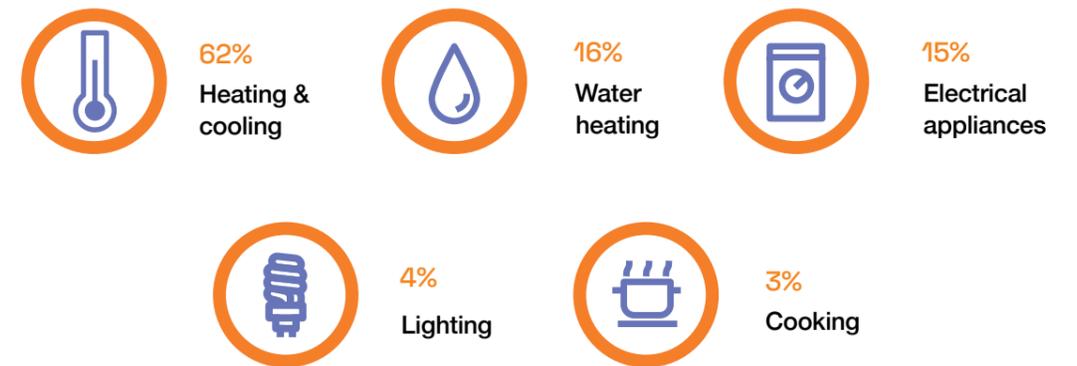
Living in an all-electric solar powered home can help save you thousands of dollars on your energy bills over the lifetime of your home.

The ACT Government is leading the way in creating a 100% renewable electricity network by helping homes to reduce their energy costs and their greenhouse gas emissions from fossil fuel use. Jacka will be an all-electric community which is in line with the ACT Government's pathway to electrification, phasing out fossil fuel gas across Canberra by 2045.

All-electric, energy-efficient homes have lower upfront construction and running costs, compared to homes that are connected to and use gas. They also produce lower greenhouse gas emissions as they do not burn fossil fuel gas for energy.

The ACT has some of the lowest electricity prices in Australia, but our cold winters mean that we use a lot of energy for heating and hot water. The Energy Rebate, combined with a well-designed home and installation of energy efficient electric appliances, could help you save money on your energy bill and create a more comfortable living environment in both summer and winter.

Where a household uses its energy:



Based on an ACT household's average energy use. Adapted from Energy Use in the Australian Residential Sector 1986 - 2021.

Heating and cooling homes uses the most energy, and therefore contributes the most in your energy bill. By leveraging solar power for your home's heating and cooling needs, you can enjoy reduced energy costs and contribute to a more sustainable future. It will also allow you to make use of energy you've generated yourself when you do need your electric heating or cooling on those extreme days. This all adds up to a lower energy bill!



Did you know that the ACT Government has partnered with CHOICE to provide appliance recommendations to support an energy efficient home? Scan here to find out more.

Get started checklist

To be eligible to receive the \$7,000 Energy Rebate you must comply with the following requirements:

Requirement	My home must:	Details
Make your roof cool	Have a lighter coloured roof with a solar absorptance of 0.5 or less	See page 13
Generate your own electricity	Have an accredited solar photovoltaic (PV) system with a minimum total rated output of 6.5 kilowatts (kW).	See page 14
Invest in energy demand management	Have an energy demand management system installed	See page 16
Choose an energy-efficient hot water system	Have either an electric heat pump or electric boost solar hot water system	See page 18
Future proof for Electric Vehicle (EV) charging	<p>Have a dedicated powerpoint (32 amp circuit with a 15 amp General Power Outlet or 'GPO') for EV charging in the garage or carport</p> <p>OR</p> <p>If you already own an EV, in place of the 15 amp GPO, we will also accept the installation of suitable charging supply equipment for your vehicle</p>	See page 20



Remember Jacka is an all-electric suburb. You must install all-electric cooking, heating and cooling appliances.

What's involved?

Make your roof cool

The colour of your roof can make a difference to the temperature of your home and the surrounding area. Darker colours absorb more heat from the sun, while lighter colours reflect the heat away from your home.

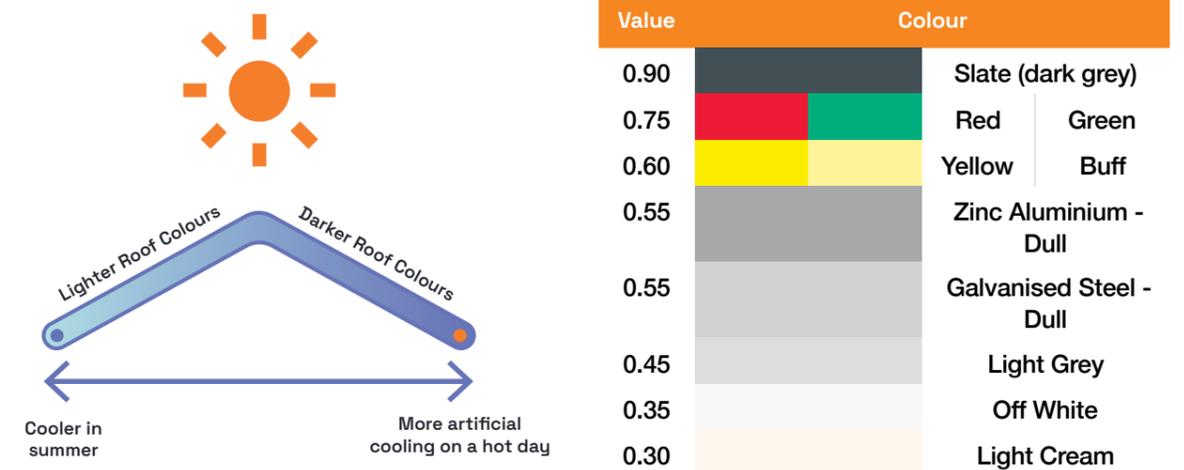
Having a lighter coloured roof can help reduce your energy bills by keeping your roof cavity cool during summer which lowers the overall temperature of your home, requiring less cooling to keep you comfortable. It also helps keep the microclimate of your area cooler on hot summer days.

To be eligible for the Energy Rebate, your home must have a lighter coloured roof with a solar absorptance value of 0.5 or less. Colours with a lower solar absorptance value include white, off-white, cream and light grey.

Selecting a lighter coloured roof does not involve any additional cost compared to a dark coloured roof, but will improve the energy efficiency of the home in the long-term, and can lower your energy bills. Speak with your builder about including a light roof colour in the design of your home.

What is solar absorptance (SA)?

Solar absorptance (SA) is the amount of heat from the sun that is absorbed by a material. Lighter colours absorb less heat and so have a lower SA, therefore keeping the roof area of your home cooler on hot days.



Requirement	Evidence to collect
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Install a light coloured roof with solar absorptance (SA) of 0.5 or less

- Information about your roof:**
- Your roof type
 - Manufacturer or brand of the product
 - The roof colour and corresponding SA value
 - A photo of your home, showing the roof

Non-compliant

No dark colour roofs, with SA greater than 0.5

Generate your own electricity

Solar photovoltaic (PV) is a technology that converts sunlight (solar radiation) into electricity using semiconductors. Solar PV systems enable you to generate your own electricity, helping to reduce your energy bills.

The reduction in energy bills will vary depending on your energy consumption and the size of your Solar PV system. You will see a bigger reduction in your energy bills if you use the electricity generated from your Solar PV system, versus exporting it to the electricity grid.

To be eligible for the Energy Rebate, you must install a Solar PV system with a minimum total rated power output of 6.5kW on the roof of your dwelling.

You can design your roof to consider solar panels. In the ACT, Solar PV panels generate the most energy throughout the year when they are facing north (or closest to), and not overshadowed by buildings or other structures.



When designing your home, you will need to consider the roof orientation, pitch and available space for the Solar PV system so it is able to receive solar radiation and generate electricity. When your Solar PV system faces the street, you will need to consider the visual impact on the streetscape and could install the system flush on the roof. Doing this will also save you money by avoiding additional costs of mounting systems.

Choosing your system

The Solar PV system must be sourced from a New tech Approved Seller, under the New Energy Tech Consumer Code (NETCC) program. In addition the Solar PV system must be installed by a Solar Accreditation Australia accredited installer. Scan the QR code below to find approved retailers in the ACT, and to check if your installer is accredited.



All equipment must be installed, commissioned, tested and certified by an ACT licensed tradesperson. For your Solar PV system to qualify for Australia's Small-scale Renewable Energy Scheme, and be eligible for Small Scale Technology Certificates (STC's), your installer must also be accredited with Solar Accreditation Australia (SAA).

Requirement	Evidence to collect
<p>Have an accredited solar photovoltaic (PV) system with a minimum total rated output of 6.5 kilowatts (kW).</p>	<ul style="list-style-type: none"> • Documentary evidence of the Solar PV system installed which can be a tax invoice or a letter on a company letterhead (make sure your address is included). • Evidence the Solar PV system was purchased from a New Energy Tech Approved Seller, under the NETCC program (details of the seller's ABN). • Total rated output of the system. • Final Certificate of Electrical Safety (CES) which must include: <ul style="list-style-type: none"> • Electrician name or trading name • ACT license details • SAA accreditation details, including accreditation number • A photo of the installed system



Scan to check if your installer is accredited



Scan here to find approved retailers in the ACT.

Invest in energy demand management

One of the most effective ways to save money on your energy bill is to understand how and when you consume energy in your home.

An energy demand management system gives a visual indication of how much energy your home is using throughout the day. These systems can learn your patterns of energy use, track energy prices, forecast weather and make decisions for you about when to sell or store excess energy.

Based off your past use, energy demand systems help you learn to use energy better. They can also help manage energy inputs into your local grid system, benefiting your wider community too.

Information collected by energy demand management systems can be viewed online, through an app, or can be displayed on a monitor in your home.

To be eligible for the Energy Rebate, you must install an energy demand management system.



For your safety, installation must only be carried out by an ACT licensed electrician.

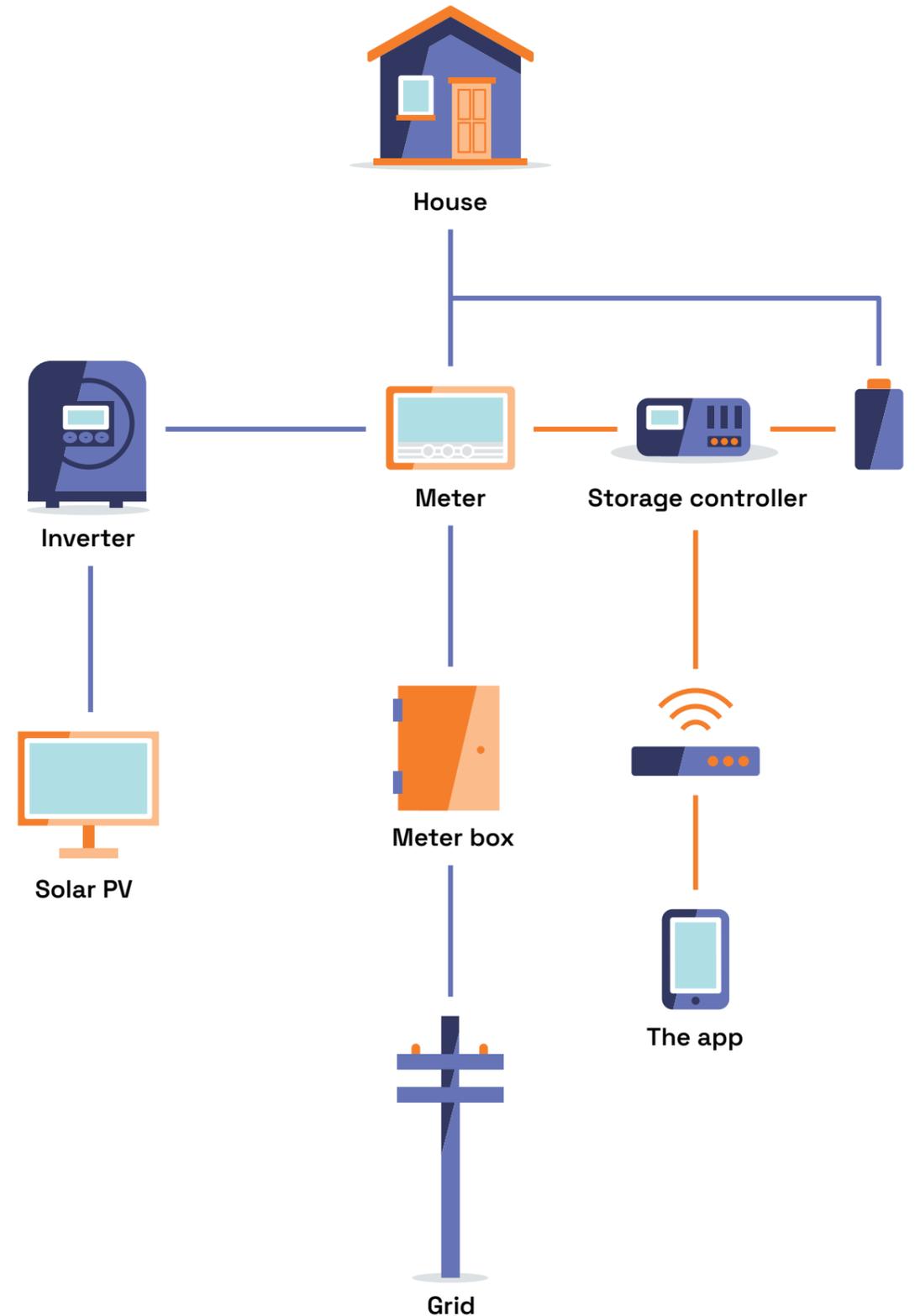
To get the most information out of your energy demand management system, it should:

- Monitor all electrical phases of your home including key appliances like your Solar PV system, hot water system, and heating and cooling systems
- Be hard-wired, or software based, to all energy systems in the Energy Rebate
- Display and record home electricity use in real time (or close to real time)
- Communicate with a smart phone application or website
- Be capable of managing energy demand across your home, and to know when to sell your excess energy

Requirement	Evidence to collect
Install a home energy demand management system in the home	<ul style="list-style-type: none"> • Documentary evidence of the system installed which can be a tax invoice or a letter on a company letterhead (make sure your address is included) • The type of system installed • A photo of the installed system • Installer details including: <ul style="list-style-type: none"> • Tradesperson name or trading name • ACT license details
Non-compliant	

For your safety, installation must only be carried out by an ACT licensed electrician

Demand management system map



Choose an energy efficient hot water system

After heating your rooms, hot water is the next biggest user of energy in your home. Installing more efficient hot water systems can significantly reduce the amount of energy your home uses.

To be eligible for the Energy Rebate, you must install either an electric heat pump (heat pump) or an electric solar hot water system as these systems are highly energy efficient.

Heat pumps

Heat pump hot water systems, also called air-sourced heat pumps, transfer heat from the environment to heat water. Electricity is not used directly to heat water (unless the heat pump is fitted with an electric boost element), instead, it runs a compressor. It uses much less electricity than traditional resistive electric systems and has similar efficiency to an electric boosted solar hot water system.

Check that your chosen heat pump has frost protection and is specifically designed to cope with colder climates. The temperature application range should include temperatures down to at least -5°C. Note that some heat pumps have an electric booster installed to help boost the water in cold periods or during high hot water use which may be helpful during winter.

While some efficient hot water systems may cost more to purchase up front, there are potential savings through government subsidies, via small-scale technology certificates (STCs), plus ongoing energy bill savings.

Both heat pump and solar hot water systems are eligible for STCs if they are compliant – check if your system is eligible for STCs.

Choose a system with the highest number of STCs. The more STCs the better!



Electric solar hot water systems

Solar hot water systems use roof-mounted solar collectors to absorb energy from the sun to heat water, which flows to a storage tank.

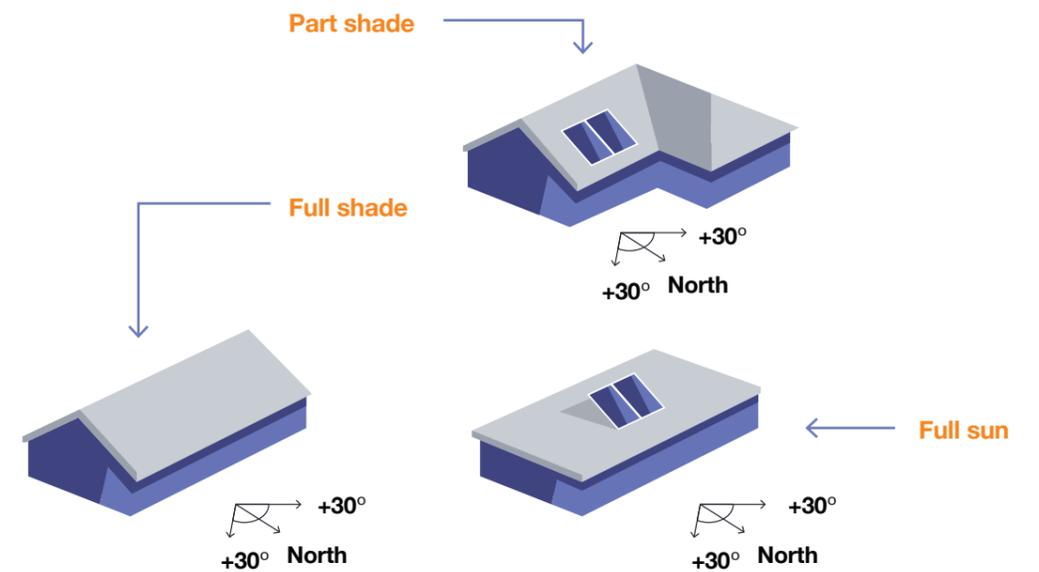
There are two different types of solar hot water systems, and both are eligible for the Energy Rebate:

Solar hot water systems must be:

- Oriented between +45° and -45° from True North
- Tilted 10° to 50° from the horizontal plane
- Not overshadowed by buildings or other structures

When designing your roof form, consider the impact of mounting collector panels or tubes on frames. Avoid locating them on the street frontage, if possible. Where collector panels face the street, they should be installed to fit flush with the roof (not placed on mounting systems) to reduce the visual impact on the streetscape.

Keep in mind, after installing a Solar PV system as part of the Energy Rebate, you may not have enough roof space left for a solar hot water system as well. Plan ahead by talking with your designer and builder about your solar requirements.



Requirement	Evidence to collect
Install an energy-efficient electric hot water system, that is either: <ol style="list-style-type: none"> 1. An electric heat pump, or 2. A solar boost hot water system 	<ul style="list-style-type: none"> • Documentary evidence of the system installed which can be a tax invoice or a letter on a company letterhead (make sure your address is included) • The type of hot water system • If solar, evidence that the system was installed in accordance with specified guidelines • A photo of the installed system • Installer details including: <ul style="list-style-type: none"> • Tradesperson name or trading name • ACT license details

Future proof for Electric Vehicle (EV) charging

If you already drive an EV then you are likely to need an EV charging point. If you haven't yet purchased an EV, to be eligible for the Energy Rebate you need to future proof your home with a dedicated 32 amp circuit and a 15 amp power point (GPO) located on the wall of the car space or garage.

This only needs to be a single-phase supply but three-phase supply can help to speed up charging times. A 32 amp circuit will allow you to upgrade the charging point later for faster vehicle charging.



For your safety, installation must be carried out by an ACT licensed electrician. We recommend the power point, isolator and circuit breaker be labelled as Electric Vehicle Charging Point.



Requirement

Install an electric vehicle dedicated charge point in the garage or carport:

- A dedicated power point (32 amp circuit with a 15 amp GPO) for EV charging must be located on the wall of the garage or carport, OR
- If you already own an EV, in place of the 15 amp GPO, we will also accept the installation of suitable charging supply equipment for your vehicle - make sure it is compliant to Australian Standards and manufacturers requirements.

Evidence to collect

- Documentary evidence of the system installed which can be a tax invoice or a letter on a company letterhead (make sure your address is included)
- The type of system installed
- A photo of the installed system
- A photo of the mains switchboard showing a dedicated switch labelled "EV" or "EV charging"
- Installer details including:
 - Tradesperson name or trading name
 - ACT license details



LANDSCAPE



REBATE

What is the Jacka Landscape Rebate?

The Landscape Rebate supports you to plant a climate wise front garden that can help you save water and create a cooler and more comfortable environment. The Buyer or Eligible First Transferee of a block may receive a Landscape Rebate amount of \$6,000, or \$7,000 for a corner block, when all the Eligibility Requirements have been fulfilled.

To be eligible for the Landscape Rebate, you need to meet four key requirements:

Paths and Paving

Feature Trees

At Least 40 Plants

Mulching



Together we're growing climate wise gardens

The Landscape Rebate is designed to encourage sustainable, water wise and pollinator friendly front gardens that are well-suited to Canberra's climate.

Climate wise gardens should respond to the challenge of climate change by providing a cool, comfortable environment in summer and sheltered, sunny spaces for winter. You can plant certain species to create spaces that shelter from the rain and wind, provide large canopy trees to cast shade across western windows in summer, and keep your garden looking healthy year-round – in frosty or hot conditions.

Planting a variety of trees and plants in our front gardens can provide the following benefits:

- Supporting the local ecosystem by bringing pollinators into our suburbs and helping local animals find their way between parks and nature.
- Creating cooler temperatures. They improve the 'microclimate' (the area near where they are planted) by providing shade during summer. Plants also release oxygen and water particles into the air as they grow.
- Improving plant growth. Gardens with permeable surfaces keep water in the soil, slowing the flow during high rainfall to improve plant growth.
- Reducing runoff and erosion. Plants slow down water flow during high rainfall, which protects soil from being washed away and can reduce the damage caused by flash flooding during storms.
- Creating vibrant, welcoming neighbourhoods. Front gardens make your street feel more welcoming – if everyone on your street has a beautiful front garden, it's encouraging to go for a walk outside and admire everyone's plants.

What is a nature strip or verge?

Nature strips or 'verges' are the piece of land between the road and your block of land. They usually have a street tree planted on them. They are part of public unleased land which is regulated by the *Public Unleased Land Act 2013* (the Act). The Act aims to protect the amenity and natural value of public land such as nature strips.

People are entitled to use nature strips, so usually they are simply planted with grass. However, you are allowed to plant out your verge or cover up to 50% of the area with decomposed granite gravel. If you make changes to your verge, they need to be compliant with the Nature Strip Guidelines or you will not be able to claim your \$1,000 Verge Bond.



Scan here to see the Nature Strip Guidelines.

Get started checklist

To be eligible to receive a \$6,000 (or \$7,000 if you have a corner block) Landscape Rebate you must comply with the following requirements:

Requirement	My front garden must	Details
Construct permeable paths and paving	Have only permeable paths and paving, beyond the driveway, entranceway and path to front door	See page 27
Plant feature trees	Have a minimum of 3 trees planted (or 6 on a corner block), of at least 45 litre pot size when planted. When mature, species must grow to a height of at least 3 metres tall	See page 28
Plant at least 40 plants, choosing a diversity of species	Plant a minimum of 40 additional (non tree) plants (or 50 for a corner block) from at least 5 different species	See page 29
Mulch all garden beds	Have a 75mm deep layer of organic mulch on all garden beds with plants on them – black or colour-dyed mulch is not allowed	See page 30



REMEMBER

To be eligible for the rebate there are some features you **CANNOT** include in your garden such as artificial grass or plants, black or dark gravel or colour-dyed mulch.

Once you've submitted your online application for the Landscape Rebate, SLA will arrange an in-person site visit to check your front garden's compliance with these requirements. If the site visit confirms you've met the requirements, you will be able to receive your Landscape Rebate.

For inspiration on how to design a beautiful climate wise garden, see the designs on pages 31 to 36.

What's involved?

Construct permeable paths and paving

Permeable surfaces support healthier gardens by slowing the flow of water and keeping it in the landscape. They allow water to flow from the ground down into the soil or drainage area below which can improve your soil quality and support better garden growth.

Large areas of hard paving such as concrete and tightly laid brick or concrete pavers, reduce your garden's permeability and can cause damage by increasing water flowing into stormwater infrastructure. Too much hard paving can also make it hotter and less comfortable in summer.

To be eligible for the Landscape Rebate, **any additional paths or hard landscaping – beyond your driveway, entrance to your front door and the path to the door – must be constructed with permeable materials.**

The material you choose will impact the overall permeability of your garden. The table below can help you decide which surface is right for you.

Material	Permeability
Asphalt/concrete	Low
Traditional/recycled brick in an open configuration (low permeability otherwise)	Medium
Permeable brick pavers	High
Natural stone pavers	Medium
Gravel/pebbles	High
Wood mulch	High

What are permeable materials?

Permeable materials allow water to drain from the ground into soil or drainage area below. Garden beds, mulch, gravel, natural stone pavers and paving bricks (installed on sand, with spacing) are permeable and keep water in your garden to help water your plants!

Requirement	Evidence to collect
Construct permeable paths and paving. Any additional paths or hard landscaping – beyond your driveway, entrance to your front door and the path to the door – must be constructed with permeable materials.	Photos of: <ul style="list-style-type: none"> Any areas of the garden with paths or walkways (to show use of permeable materials)
Non-compliant	

No hard landscaping (i.e. concrete or asphalt) is allowed in your front garden, other than for your driveway, entrance way and path to your front door. You can choose to build permeable driveways and walkways if you do not require hard stand for accessibility reasons.

Plant feature trees

Did you know that the ACT Government has set a target for 30% tree canopy (or equivalent) coverage in urban areas by 2045? SLA will plant thousands of new trees across the streets and parks in Jacka, but you can play a role in growing Jacka's tree canopy by planting your own trees.

Trees are an important part of our Canberra identity and along with providing essential habitat for local wildlife, they play a vital role in keeping homes and neighbourhoods cooler on hot days.

To qualify for the Landscape Rebate, you must plant a minimum of 3 feature trees, or 6 trees if you have a corner block. You do not have to plant a mature tree. Where appropriate for the species, the trees must be at least 45 litre pot size (i.e. the size of the pot you buy from the nursery) and must have a mature height of at least 3 metres.

To find out more tree canopy and tree canopy equivalent targets, search online for the ACT's 'Urban Forest Strategy' and 'Living Infrastructure Plan'.

What do we mean by feature tree?

A feature tree is tall enough to give shelter and shade. It must be at least 45 litre pot size when you plant it and it must grow to be at least 3 metres tall at maturity. It can have smaller plants or other features underneath the canopy.

On corner blocks, feature trees should be distributed equally on both street frontages, where possible. You cannot plant extra trees in your nature strip area.

Requirement	Evidence to collect
Plant a minimum of 3 trees (or 6 on a corner block), of at least 45 litre pot size when planted, and are species that will grow to a mature height of at least 3 metres tall.	Photos of: <ul style="list-style-type: none"> Your trees planted in your garden (i.e. 3 individual photos, or 6 if you have a corner block)
Non-compliant	

Note that the 'street tree' planted on your nature strip must remain. If this tree is damaged during construction and needs to be replaced, the replacement tree cannot be included in your rebate application.

The trees you plant for your rebate application cannot be planted in your nature strip area.

You can get ideas of which trees to plant in the example front garden designs on pages 31 to 36.

Need help choosing the best trees for Canberra's Climate? Search online for 'Plant a Tree in your Canberra Garden' or 'Canberra Plant Selector'.

Plant at least 40 plants

To make sure your garden looks good in all seasons, ensure you plant a variety of plant type and species.

To qualify for the Landscape Rebate, you must plant at least 40 additional plants (not including the trees), or 50 if you have a corner block, from at least 5 different species.

You can choose the plants you want in your garden, but choosing a mix of shrubs, ground covers and climbers will ensure your garden is a diverse place that pollinators love to visit and will provide good looking foliage and flowers year round.

For inspiration on which plants to put in a pollinator friendly, climate wise or edible garden, look at the example designs on pages 31-36 which all have at least 40 plants from more than 5 different species.

For more inspiration visit your local nursery or plant shop and see what you like! Or search online for 'Climate Wise Garden Designs' or 'Canberra Plant Selector'.

What should I plant?

Planting native plants supports our local pollinators, which is great for urban biodiversity and the wider ecosystem. Choosing some exotic plants that are hardy in Canberra's climate can ensure you've got a well-balanced garden that flourishes across the seasons. Planting a garden filled with edible plants will ensure you've always got herbs and other key ingredients handy for cooking your favourite meals. Choose a diverse mix of plants that suits you!

Requirement	Evidence to collect
Plant at least 40 additional plants (as well as the required trees)	Photos of: <ul style="list-style-type: none"> All garden beds, showing where you have planted your plants
If you have a corner block you must plant 50 additional plants (as well as the required trees)	
Plants must be at least 5 different species	
Non-compliant	

No artificial plants or grass are allowed. These are made of plastic which can release microplastics as they break down and do not benefit our environment or pollinators.



If you have purchased a new residential block of land in Canberra, you can also apply for an allocation of free plants from Yarralumla Nursery. Scan here to find out more.

Mulch all garden beds

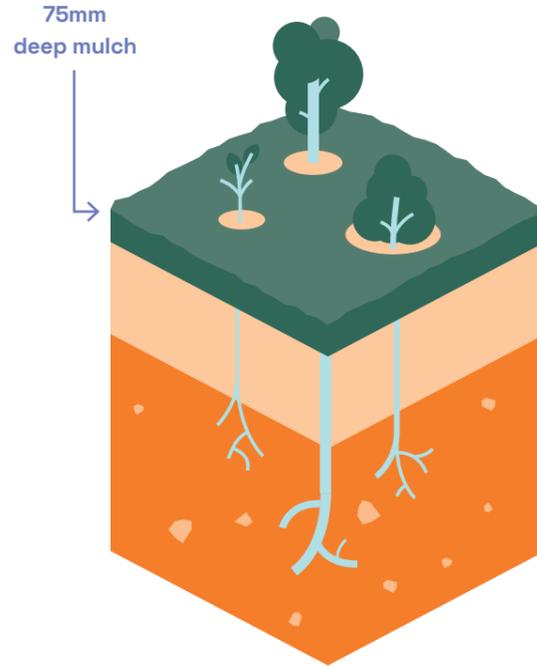
When you've finished planting your garden, you should put a layer of organic mulch onto the garden beds, around the plants and trees. It will help keep water in the soil and can improve the nutrients in your soil as it breaks down over time. You can also use mulch to build a permeable walkway or path in your garden.

To be eligible for the Landscape Rebate, you must put a 75mm deep layer of organic mulch on all of your garden beds, once you have planted them. You are not allowed to use black or colour-dyed mulch as this heats up too much in the summer which is bad for the plants.

To mulch your garden bed, put the mulch over all of the soil, but do not put it on the trunks of trees or on the stems or leaves of shrubs, make sure you leave space around the plants.

Inorganic mulch such as gravel can be used in other parts of your garden – such as permeable pathways. If you are going to use gravel, it cannot be dark or black – so 'blue metal' and road base cannot be used anywhere in your front garden.

You can only use compacted decomposed granite on your nature strip and it can only take up to 50% of your nature strip.



What is mulch?

Mulch is the material spread over the surface of your garden bed, once you've finished planting. Organic mulch is made from natural materials such as chipped up wood or straw. Organic mulches decompose over time to add nutrients to the soil – so they may need to be topped up once a year to ensure you keep getting the benefits.

Requirement

Mulch garden beds with 75mm layer of organic mulch

Put a 75mm deep layer of organic mulch on all garden beds with plants on them

Evidence to collect

Photos of:

- Your garden beds, showing the mulch layer around the trees and plants

Non-compliant

Black or colour-dyed mulch or artificial grass are not allowed



Scan here to see the Nature Strip Guidelines.

Inspiration for your front garden

To help you plan your new front garden in Jacka, we have worked with a landscape architect to design 5 beautiful front gardens as examples for you to take inspiration from.

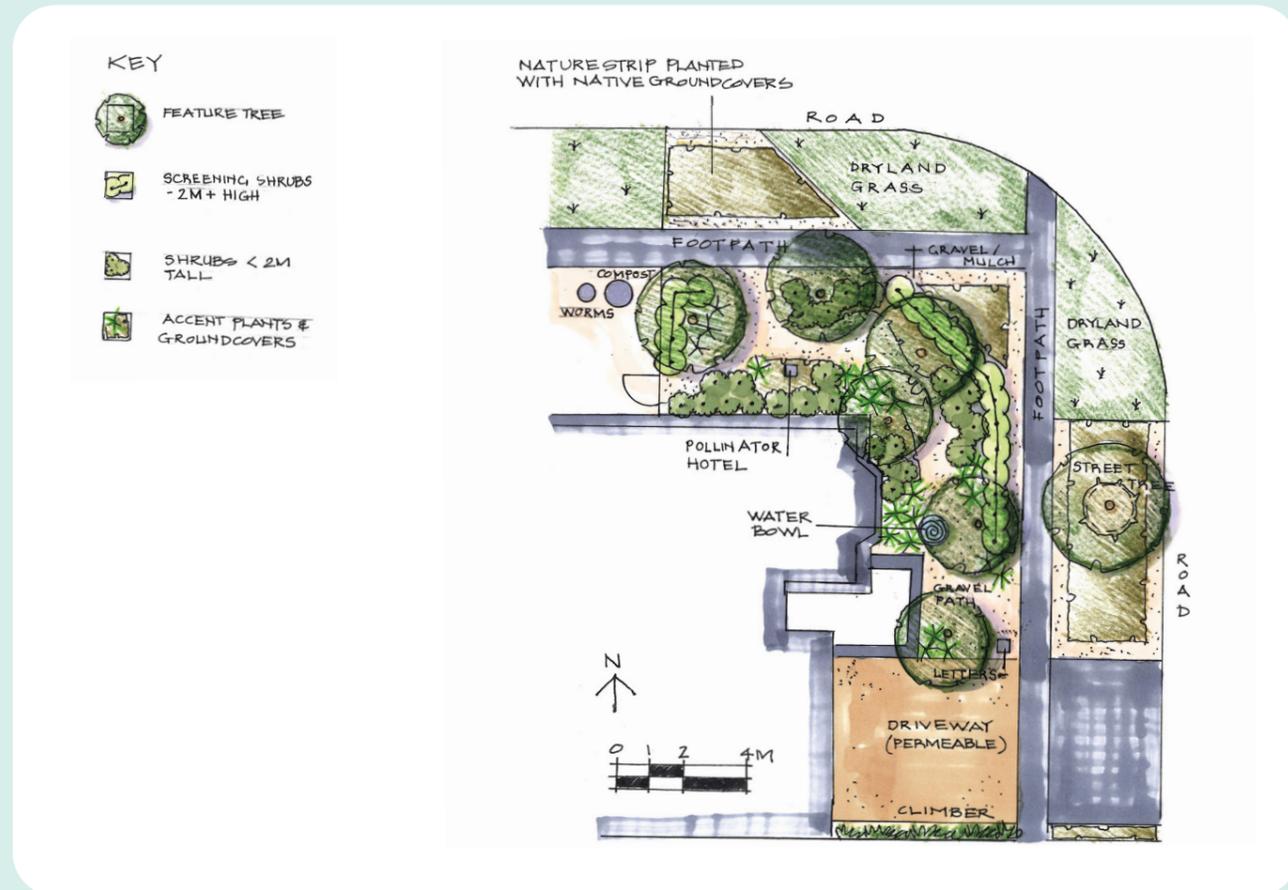
These designs comply with all of the Landscape Rebate requirements and offer a range of options for layout, orientation and species. They have been drawn to help inspire front gardens of all shapes and sizes across the suburbs.

We want you to be inspired by the designs – but you don't have to use them all exactly as drawn. Mix and match ideas and plants from different designs and get creative!



The corner block native pollinator garden

Do you love birds, bees and other pollinators visiting your garden? Then planting this garden, featuring all native plants that flower across seasons, could keep pollinators visiting year round.



Plants to suit this design include:

Feature trees

- *Eucalyptus pulverulenta* 'Baby Blue' – Silver leaved mountain gum (Evergreen)
- *Lagerstroemia* 'Kiowa' – Crepe myrtle (deciduous, non-native)

Screening shrubs

- *Correa glabra* – Rock correa
- *Dodonea viscosa* – Hop bush
- *Ozothamnus diosmifolius* – Rice flower

Groundcovers/Naturestrip

- *Hardenbergia violacea* – False sarsaparilla
- *Myoporum parvifolium* – Creeping boobialla
- *Rhagodia spinescens* – Salt bush
- *Themeda triandra* – Kangaroo grass
- *Wahlenbergia stricta* – Tall bluebell
- *Xerochrysum viscosum* – Sticky everlasting

Shrubs < 2m tall

- *Atriplex nummularia* – Old man salt bush
- *Correa alba* – White correa
- *Grevillea iaspicula* – Wee Jasper grevillea (compact form)
- *Leptospermum 'Rhiannon'* – Tea tree
- *Philotheca 'Bournda Beauty'* – Wax flower
- Accent Plants
- *Lomandra Tanika* – Mat rush
- *Orthrosanthus multiflorus* – Morning iris

Bog

- *Crassula helmsii* – Swamp stonecrop
- *Lythrum salicaria* – Purple loosestrife

Climber

- *Clematis microphylla* – Small-leaved clematis

West-facing climate wise garden

Do you love native plants that are well suited to all seasons of Canberra's climate? Take inspiration from this climate wise design.



Plants to suit this design include:

Feature trees

- *Brachyciton populneus* – Kurrajong (Evergreen)
- *Melia azedarach* 'Elite' – White cedar (Deciduous non-fruiting form)

Screening shrubs

- *Correa glabra* – Rock correa
- *Dodonea viscosa* – Hop bush
- *Grevillea victoriae* – Mountain grevillea

Shrubs < 2m tall

- *Philotheca 'Bournda Beauty'* – Wax flower
- *Leptospermum 'Rhiannon'* – Tea tree
- *Correa alba* – White correa
- *Atriplex nummularia* – Old man salt bush

Accent plants

- *Dianella revoluta* – Spreading flax lily
- *Orthrosanthus multiflorus* – Morning iris
- *Themeda triandra* – Kangaroo grass

Groundcovers/naturestrip

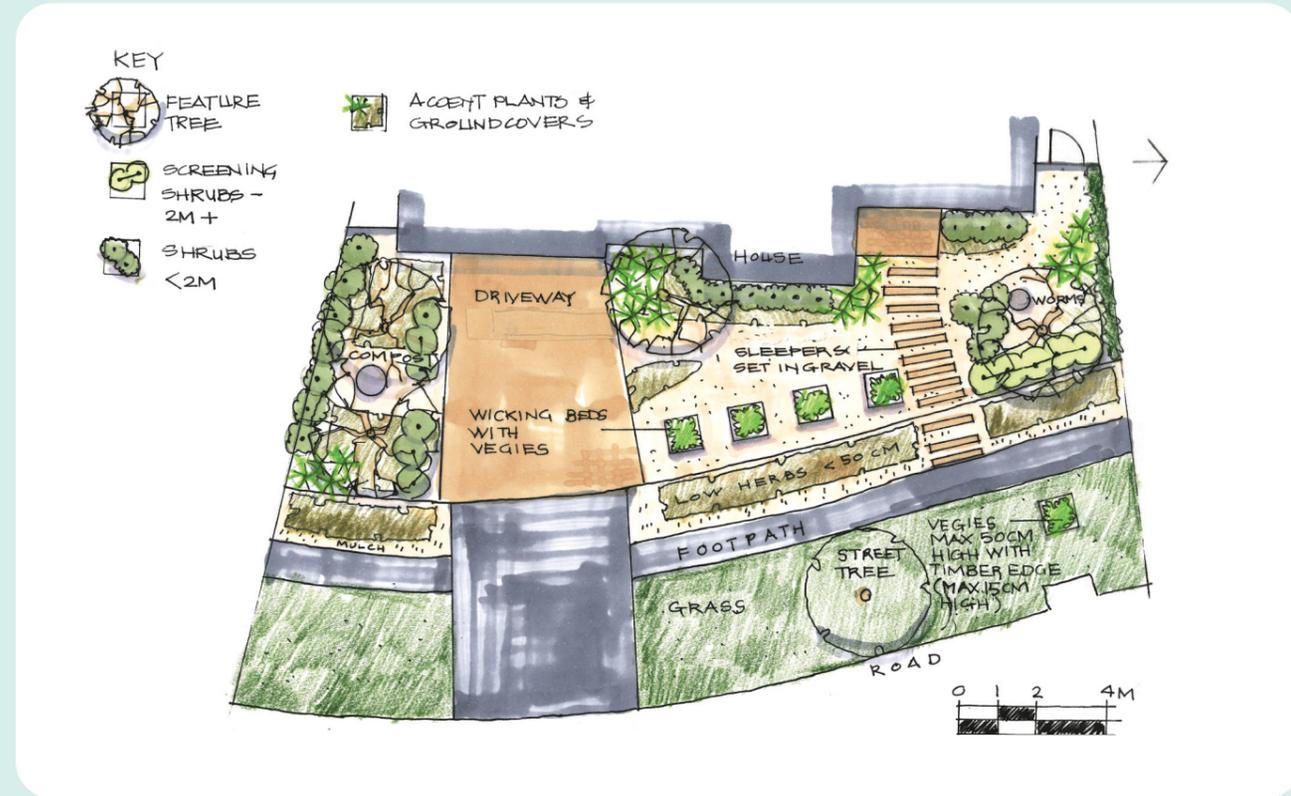
- *Casuarina 'Cousin it'*
- *Grevillea 'Bedsread'*
- *Myoporum parvifolium* – Creeping boobialla
- *Rhagodia spinescens* – Saltbush

Climbers

- *Clematis aristata* – Old man's beard
- *Hardenbergia violacea* – False sarsaparilla

East-facing edible garden

Are you a keen home cook? Planting edible plants is a great way to green up your garden and have access to delicious ingredients, year-round.



Plants to suit this design include:

Feature trees

- *Eucalyptus pulverulenta* 'Baby Blue' — Silver leaved mountain gum (Evergreen)
- *Lagerstroemia* 'Kiowa' — Crepe myrtle (deciduous, non-native)

Screening shrubs

- *Correa glabra* — Rock correa
- *Dodonea viscosa* — Hop bush
- *Ozothamnus diosmifolius* — Rice flower

Shrubs < 2m tall

- *Atriplex nummularia* — Old man salt bush
- *Correa alba* — White correa
- *Grevillea iaspicula* — Wee Jasper grevillea (compact form)
- *Leptospermum* 'Rhiannon' — Tea tree
- *Philotheca* 'Bournda Beauty' — Wax flower
- Accent Plants
- *Lomandra Tanika* — Mat rush
- *Orthrosanthus multiflorus* — Morning iris

Groundcovers/naturestrip

- *Hardenbergia violacea* — False sarsaparilla
- *Myoporum parvifolium* — Creeping boobialla
- *Rhagodia spinescens* — Salt bush
- *Themeda triandra* — Kangaroo grass
- *Wahlenbergia stricta* — Tall bluebell
- *Xerochrysum viscosum* — Sticky everlasting

Bog

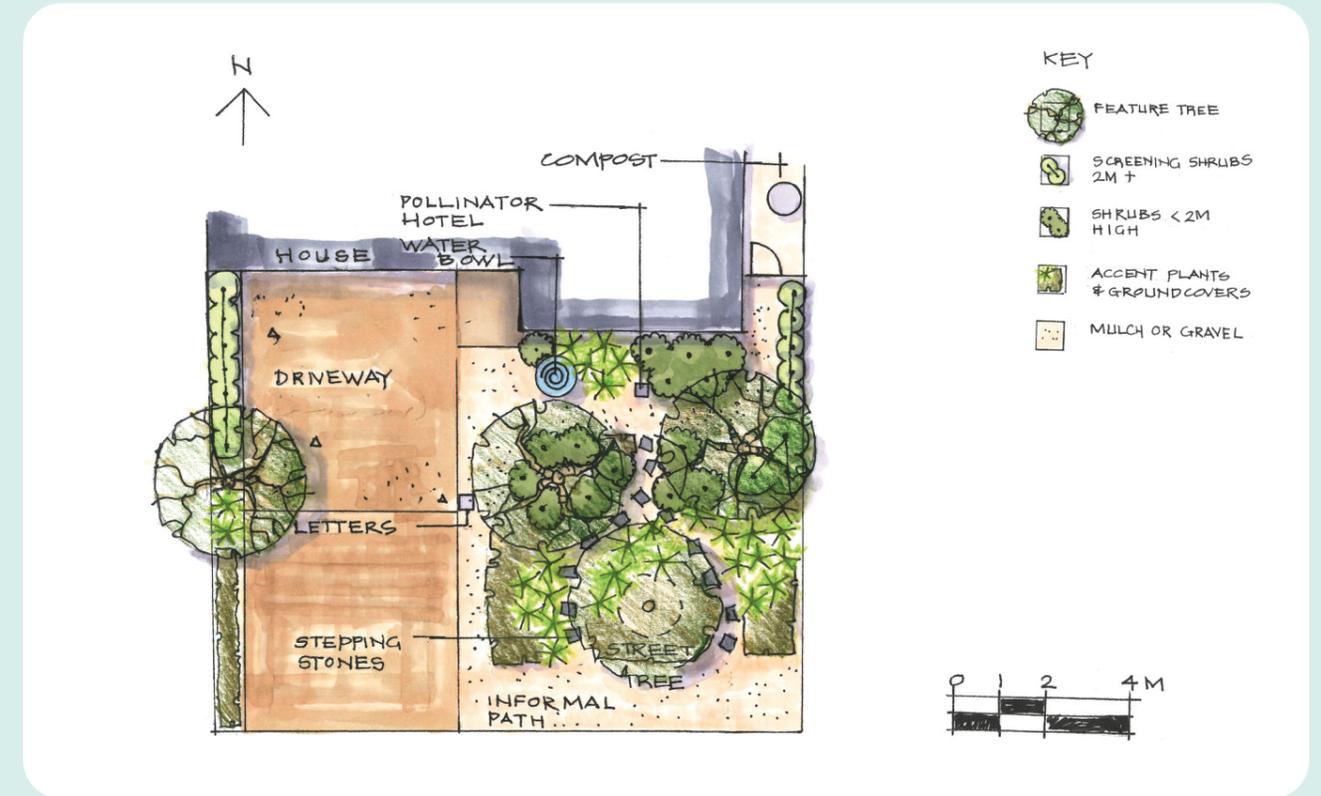
- *Crassula helmsii* — Swamp stonecrop
- *Lythrum salicaria* — Purple loosestrife

Climber

- *Clematis microphylla* — Small-leaved clematis

North-facing pollinator garden

Planting this garden, featuring all native plants that flower across seasons, could keep pollinators visiting year-round.



Plants to suit this design include:

Feature trees

- *Eucalyptus pulverulenta* 'Baby Blue' — Silver leaved mountain gum (Evergreen)
- *Melia azedarach* 'Elite' — White Cedar (non fruiting form, deciduous)

Screening shrubs - 2m+ tall

- *Cassinia longifolia* — Long-leaf cassinia
- *Correa glabra* — Rock correa
- *Dodonea viscosa* — Hop bush
- *Ozothamnus diosmifolius* — Rice flower

Shrubs < 2m tall

- *Correa alba* — White correa
- *Grevillea* 'Lady O'
- *Micromyrtus ciliata* — Fringed heath myrtle
- *Philotheca* 'Bournda Beauty' — Wax flower

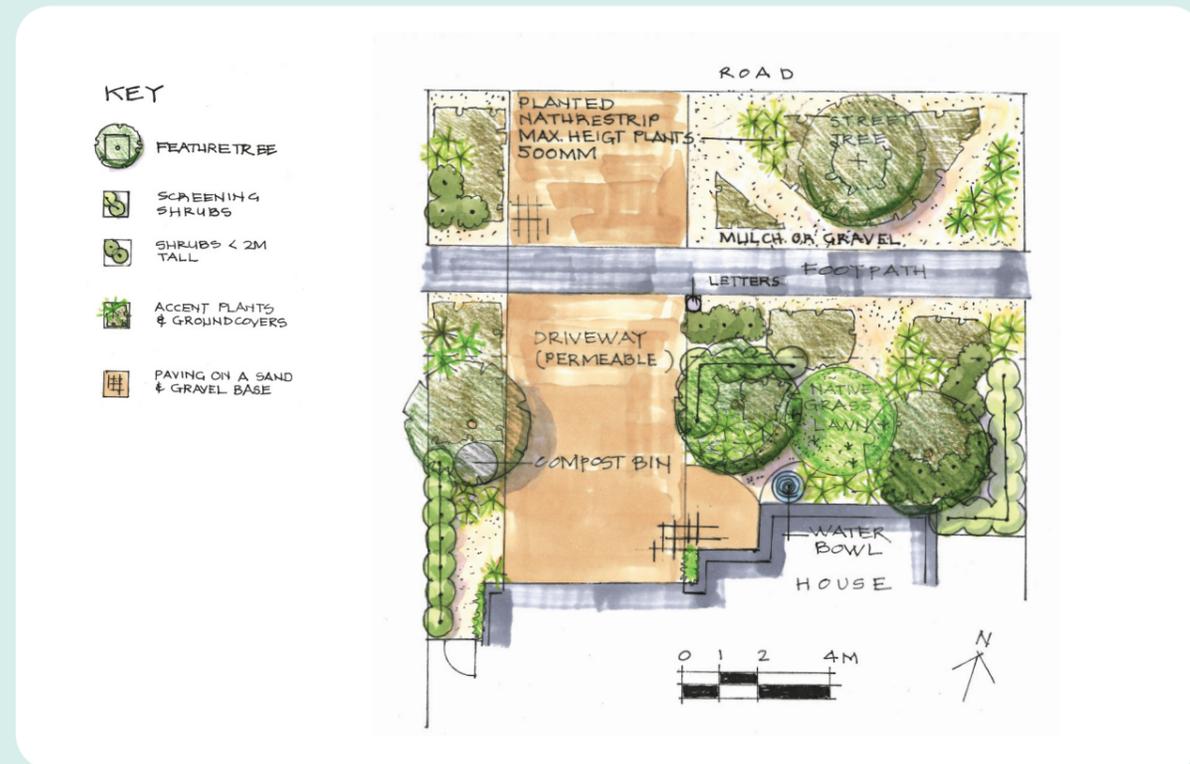
Want to use gravel on your verge or nature strip?

There are a few things to remember:

- No more than 50% of your verge can be covered with gravel
- It must NOT be under the drip line of trees
- It must be compacted not loose

North-facing climate wise garden

Do you want a mix of native and exotic plants that are well suited to all seasons of Canberra's climate? Take inspiration from this climate wise design



Plants to suit this design include:

Feature deciduous trees

- *Lagerstroemia 'Tuscarora'* – Crepe myrtle
- *Gleditsia 'Sunburst'*

Screening shrubs – 2m+ tall

- *Correa glabra* – Rock correa
- *Dodonea viscosa* – Hop bush
- *Mandina domestica* – Sacred bamboo
- *Loropetalum chinense* – Fringe flower

Shrubs < 2m tall

- *Atriplex nummularia* – Old man salt bush
- *Correa alba* – White correa
- *Leptospermum 'Rhiannon'* – Tea tree
- *Loropetalum* – 'Plum gorgeous'
- *Philotheca 'Bournda Beauty'* – Wax flower

Accent Plants

- *Dianella revoluta* – Spreading flax lily
- *Orthrosanthus multiflorus* – Morning iris
- *Themeda triandra* – Kangaroo grass

Groundcovers/Naturestrip

- *Acacia 'Limelight'*
- *Hardenbergia violacea* – False sarsaparilla
- *Myoporum parvifolium* – Creeping boobialla
- *Rosmarinus officinalis (prostrate)* – Rosemary

Water plants

- *Marsilea drummondii* – Nardoo
- *Baloskion tetraphyllum* – Tassel cord rush

Climber

- *Hardenbergia violacea* – False sarsaparilla

Key definitions

Accredited Installer – is a person who is accredited by Solar Accreditation Australia to install Solar PV systems.

Application Form – means the online application forms for the rebates available on SLA's website.

Artificial Grass – petroleum based plastic surface installed in outdoor settings instead of living grass. Artificial grass should not be installed if you are applying for the Landscape Rebate.

Block – means a parcel of land that may or may not contain buildings or other improvements.

Buyer or Buyers – means the person, persons or corporation listed as the Buyer in the First Grant Contract entered into with SLA.

Building Contract – means a contract for the construction of a building or other improvements on the Block.

Clean Energy Council – is a peak body for the clean energy industry in Australia. Solar Photovoltaic System components, including panels, inverters and batteries, that comply with Australia Standards are listed on their website under 'approved components'.

Completion – means when all obligations under a First Grant Contract or Contract for Sale (including final payment) are met, commonly known as settlement.

Contract for Sale – means a contract for the purchase of a Block.

Crown Lease – means the Crown Lease in respect of the Block.

Crown Lessee – means the lessee of the Crown Lease.

Energy Demand Management System – provides information about energy consumption, including how much energy is used, what time of day the energy is used, and which appliance is being used.

Electric Heat Pump – is an electrical device that transfers heat energy (either hot or cold) from the environment to heat or cool your home.

Electric Solar Hot Water System – is a device that captures sunlight to heat water.

Electric Vehicle (EV) Charge Point – is a dedicated 32 amp circuit with a 15 amp GPO powerpoint which can be used to and charge electric vehicles.

Eligible Blocks – means Blocks forming part of an estate which are eligible for the Energy Rebate and Landscape Rebates as determined by SLA. These include single residential Blocks under a First Grant Contract bought from SLA.

Eligibility Requirements – means the requirements set out on pages 10 and 24, for the Energy Rebates and Landscape Rebates.

Eligible First Transferee – means a First Transferee who enters into a Building Contract with the Buyer who does not themselves access the Energy or Landscape Rebate.

Energy Rebate – means the rebate with details set out from page 10.

Estate – means blocks which form an estate as determined by SLA.

First Grant Contract – means a contract for the first grant of the Crown Lease (being a form of Contract for Sale).

First Transferee – means a person, persons or corporation who enters into a building contract with a builder or entity who first buys the land from SLA.

Gravel – Also known as crushed stone, gravel is made up of rock fragments and comes in a range of different colours and shapes.

Groundcover – Any low-growing plant which sprawls to cover the ground.

Guideline/s – means SLA's Rebate Eligibility Guidelines.

Housing Development Guide – means the housing development guide forming part of the First Grant Contract available on SLA's website.

Inverter – converts the direct current generated by your solar panels to an alternating current to feed electricity to the grid network.

Kilowatt (kW) – is a unit of power equal to 1,000 watts. Kilowatts are measured in an instant.

Kilowatt-hour (kWh) – is a unit of energy, measured over time and is equal to the number of kilowatts of power multiplied by the number of hours of operation.

Landscape Rebate – means the rebate with details set out from page 24-30.

Mandatory Requirements – means the mandatory requirements set out in the Housing Development Guide.

Microclimate – the temperature and comfort of a local area, usually impacted by the amount of shade, living infrastructure and hard landscaping (i.e. concrete) present.

Mulch – any organic material, such as wood chips, grass clippings, compost, straw, or leaves spread over the soil surface to hold in moisture and help control weeds.

Native plant – a plant that is originally found grows in Australia. An indigenous plant is originally from the Canberra region.

Nature strip – the section of land between the edge of the road and the property boundary, an asset of the ACT Government managed by Transport Canberra and City Services (TCCS).

Permeability – the ability of a material or surface to drain water.

Pollinator – usually insects or birds that help carry pollen between flowers to promote fertilisation and growth.

Required Timeframe – means the timeframe set out on page 5.

Roof Solar Absorptance (SA) Value – is a classification of roof colours based on how much heat it absorbs. The value is between 0 and 1, with a SA value of 0 indicating that a roof absorbs none of the solar energy applied to it, while a value of 1 indicates that a roof absorbs 100% of the incoming solar radiation.

Settlement – when all the obligations under a First Grant Contract or Contract for Sale (including final payment) are met, also known as completion.

Small-Scale Technology Certificates (STCs) – are government subsidies allocated to you when you install a small-scale energy generation or hot water system, helping to reduce the cost of the system. One STC is equivalent to one megawatt hour of electricity generated by the system.

Smart Meter – is a meter that records and provides detailed information about energy consumption in the home, including how much energy is used and at what time of day. Smart metres may have an electronic interface or may interact with an app or website.

Solar Absorptance (SA) – is the amount of heat from the sun that is absorbed by a material

Solar Photovoltaic (PV) System – is a power system that generates electricity from solar radiation.

Solar Radiation – is the radiant energy emitted by the sun.

Suburban Land Agency (SLA) – means the agency established by section 37(1) of the *City Renewal and Suburban Land Agency Act 2017 (ACT)*.

Tree – a tall plant with a trunk and branches made of wood.

Tree Canopy – the total area of a tree where the leaves and outermost branches extend. The tree canopy of an area is the combined total area of all the canopy areas of trees in that area.

Trench – a long cut in the ground that can be used to collect water for irrigation.

Water Harvesting – collecting water from a hard surface, like a roof or paved trench, which is stored for later use.

Urban Heat Island Effect – occurs in cities, suburban or urban areas where the temperature increases due to a large volume of hard surfaces.

Zero Emissions – refers to a source or entity that emits no waste products that pollute the environment or disrupt the climate.

Frequently asked questions

If I sell the block prior to constructing a home, are the rebates transferrable to another person?

If a block of land is purchased by a Buyer and then on sold prior to constructing a home, the new purchaser will no longer be eligible for the rebate. See eligibility requirements on page 4.

If I don't complete all of the requirements listed in these guidelines, can I get part of the rebate?

You need to comply with all of the requirements under the Energy Rebate or Landscape Rebate Guidelines to be eligible. It is not possible to get a partial rebate for completing some of the requirements. See the checklists for each rebate on pages 12 and 26.

Do I have to apply for both the Energy and Landscape Rebates?

No. Each rebate application will be assessed separately, so you can choose to apply for only one rebate. You are eligible to apply for and receive both rebates, worth up to a total of \$14,000.

Can I install a ducted heating and cooling system?

To be eligible for the Energy Rebate, you can install an electric ducted system or evaporative cooling system in your home. Take care to research the most energy efficient and cost-effective option for your home, including the cost to install ducting throughout your home. More energy efficient systems may cost more upfront but could keep your energy bills down in the long-term, if designed appropriately. All heating and cooling systems must be electric to comply with the Energy Rebate.

What happens if I do not complete the construction of my home in the required timeframe?

You must build your home and submit the application form within the required timeframe (see page 5) and meet all of the requirements, otherwise you will not be eligible for the Energy or Landscape Rebate.

Do I need to install battery storage as part of my Solar PV system?

No, you are not required to install a battery storage system under the Energy Rebate guidelines. There are ACT Government programs that can help reduce upfront costs. Search online or 'Everyday Climate Choices Programs' for more information.

What if my roof is not large enough to support the required power output of my Solar PV system?

You should consider the roof design before construction to suit a Solar PV system. A 6.5kW system will typically require an area of approximately 30m². In the case that your roof size is not large enough to fit the required 6.5kW system eligible for the Energy Rebate then you will need to provide visual evidence via your solar energy provider.

If I install multiple hot water systems, do they all have to comply with the Energy Rebate requirements?

Yes, all hot water systems in your home must be either electric heat pumps or electric boost solar hot water systems to be eligible for the Energy Rebate.

Why should I consider a hot water or Solar PV system with more STCs?

The number of STCs your system has relates to the amount of federal government subsidy applicable. This means the higher STCs your system is eligible for, the more you can save upfront.

Can I install an appliance (e.g. gas cooktop or heating system) using a gas bottle?

You cannot install an appliance using a gas bottle and be eligible for the Energy Rebate. Not only are gas bottles unsafe but the use of LPG is not protected under the National Gas Laws. However, this does not apply to outdoor applications, e.g. you are allowed to use a gas bottle for an outdoor barbecue.

Can I plant exotic 'non native' plantings in the front garden?

The trees and shrubs that you plant are up to you. It is highly recommended you refer to the inspiration provided in these guidelines, or search online for some key resources: the Climate Wise Garden Designs Booklet or Canberra Plant Selector Tool to select suitable species for the Canberra climate.

Can I install artificial turf in the front garden?

No, to qualify for the Landscape Rebate, you must not install artificial turf or 'fake grass' – you also should not install any artificial plants. Artificial grass and plants are made of plastic which can release microplastics as it breaks down. They also create a harsh, hot microclimate in summer and do not benefit the environment or support pollinators.

Can I complete the front garden landscaping myself?

Yes, you do not have to engage a professional landscaper. We recommend that driveway and retaining walls be constructed by a contractor who has expertise in this field.

Can I landscape or build on the verge (nature strip) at the front of my block?

Yes you can. However, any works on the verge need to be compliant with the TCCS Nature strip guidelines. You can search online for 'TCCS Nature Strip Guidelines' to check your plans are in line with their guidelines.

What happens if I do not complete the front garden landscaping within the prescribed timeframe?

Where you do not complete the front garden landscaping within the prescribed timeframe you will not be eligible to apply for the Landscape Rebate.

If I don't complete all the front garden landscaping works, can I get part of the rebate?

You must complete all requirements in the guidelines document to apply for the Landscape Rebate.

Do I need to submit a drawing of the front garden landscaping I am proposing?

A landscape drawing is not required to be submitted. This gives you the flexibility to make changes to the design and construction of your front garden.

Why can't I use dark coloured mulch or gravel?

These materials make your garden beds hot. This is bad for your plants and makes your garden an uncomfortable place to spend time during the summer.

Can I plant trees beside my driveway?

Yes. You should always choose a tree suitable to your environments. Small spaces need trees with smaller root systems, and you could consider installing a root guard. You can find more information in the Plant a Tree in Your Canberra Garden booklet on SLA's website.

Will anyone check I have completed the requirements for the Landscape Rebate?

Yes. After you have submitted your online application for the Landscape Rebate, an in-person inspection of your front garden may be conducted on behalf of SLA to ensure your front garden is compliant with the rebate requirements. If you pass the inspection then the rebate can be paid to you.

Do I need to be home if someone is conducting a Landscape Rebate inspection?

No, you don't need to be home. The Landscape Rebate inspection will be conducted at a time convenient to SLA, and no one will enter your property to do the inspection – it will be undertaken from the nature strip adjacent to your property.

Resources

Clean Energy Council

The Clean Energy Council (CEC) works with industry to improve standards and quality of products and services.

The Clean Energy Council provides a list of approved solar modules, inverters and batteries that meet Australian Standards and those eligible for subsidies under the Australian Government's Small-Scale Renewable Energy Scheme (SRES)

Solar Accreditation Australia

Solar Accreditation Australia (SAA) is the new installer and designer accreditation scheme operator (ASO) under the Australian Government's Small-scale Renewable Energy Scheme (SRES).

Solar Accreditation Australia provides advice about accreditation requirements to help consumers find accredited installers.

New Energy Tech Consumer Code (NETCC) program

The NETCC program is overseen by representatives from peak industry and consumer bodies, collectively known as the NETCC Council. The program aims to raise standards of consumer protection, strengthen consumer confidence, and encourage innovation and choice for consumers. The NETCC Program launched in February 2023, along with a New Energy Tech Approved Seller directory to provide customers a list of Approved Energy Tech Sellers - to use when purchasing Solar PV systems and other energy technology.

newenergytech.org.au

Roof Colour

Find information about the Solar Absorptance (SA) value of roof colours at:

Bristle – bristileroofting.com.au
Colorbond – steel.com.au
Monier – monier.com.au

Plants and Trees

For more advice on how to choose which trees and plants to plant in your front garden, search online for these resources:

- [Plant a Tree in your Canberra Garden](#)
- [Climate Wise Garden Designs](#)
- [Canberra Plant Selector](#)
- [Climate Choices – Trees and Plants](#)

Nature Strip / Verges

For more information on how to ensure your verge complies with ACT Government guidelines, and so is eligible for the return of your verge bond, search online for:

- [Canberra Nature Strip Guidelines](#)

ACT Government Policies

The ACT Government has several relevant policies which you can learn more about online if you search for 'Everyday Climate Choices' or visit:

www.climatechoices.act.gov.au/policy-and-priorities

- [ACT Climate Change Strategy 2019–25](#)
- [Canberra's Living Infrastructure Plan](#)
- [ACT's Transition to Zero Emissions Vehicles Action Plan 2018–21](#)
- [ACT Sustainable Energy Policy 2011–2020](#)
- [ACT Sustainable Energy Policy 2020–2025 Discussion Paper](#)



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