

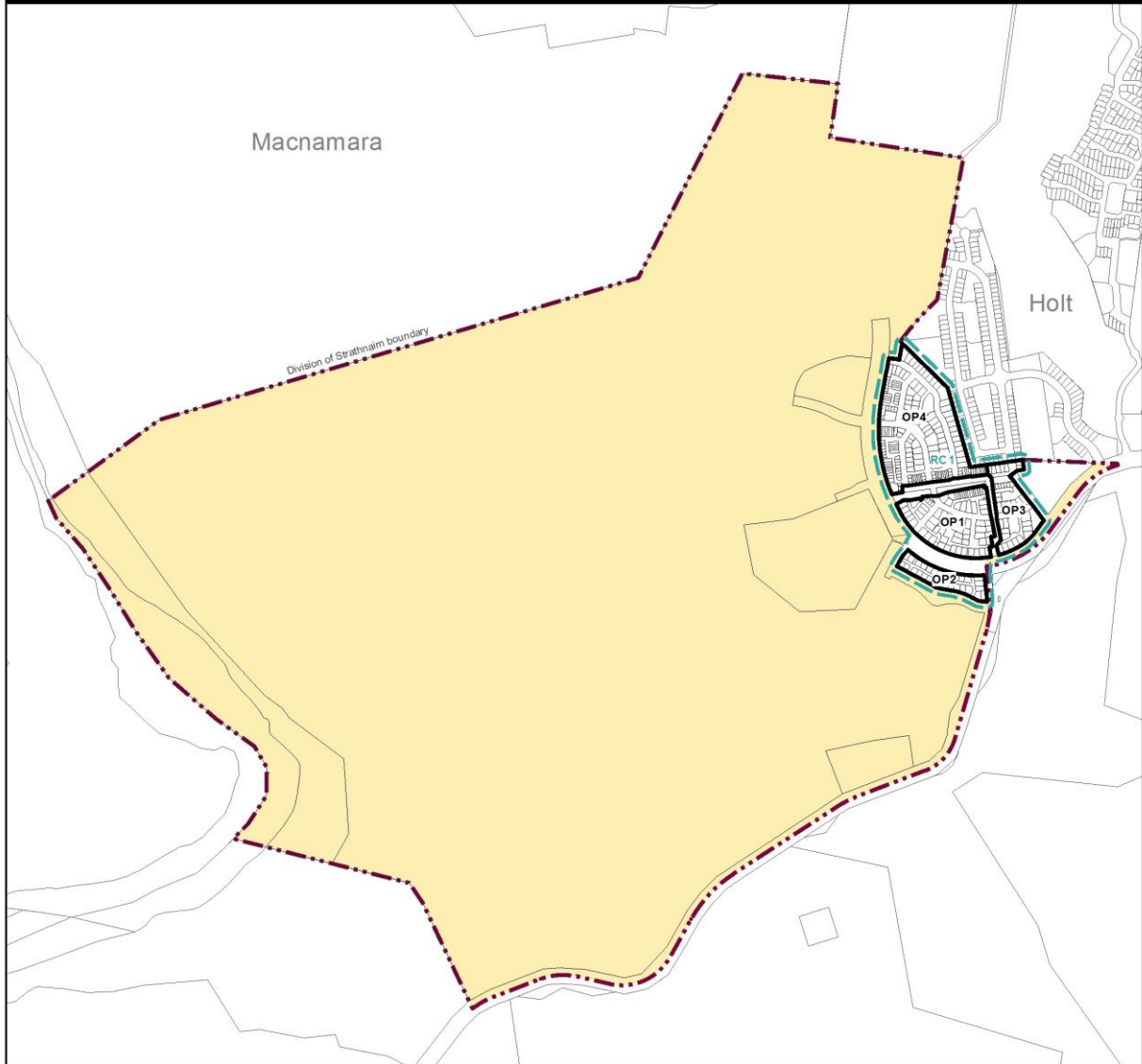


ACT
Government

Environment, Planning and
Sustainable Development

Strathnairn Precinct Map and Code

Strathnairn Precinct Map



Additional rules and criteria apply see Strathnairn Precinct Code

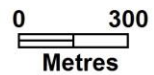


Ongoing provisions apply see Strathnairn Precinct Code



Concept Plan applies to the Future Urban Area at Strathnairn

Note: Rural block boundaries and numbers are for information only and may change overtime.



Strathnairn Precinct Code

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Introduction

Name

The name of this code is **Strathnairn Precinct Code**.

Application

The code applies to the Division of Strathnairn.

Purpose

This code provides additional planning, design and environmental controls for specific areas or blocks and may also contain references to provisions in other codes.

In conjunction with other relevant codes it will be used by the *Authority* to assess development applications and offer guidance to intending applicants in designing development proposals and preparing development applications.

Structure

This code contains additional rules and/or criteria for particular blocks or parcels identified as areas RCn on the precinct map, to be read in conjunction with the relevant development code. It may also contain sub-parts.

Each element has one or more rules and, unless the respective rule is mandatory, each rule has an associated criterion. Rules provide quantitative, or definitive, controls. By contrast, criteria are chiefly qualitative in nature.

In some instances rules are mandatory. Such rules are accompanied by the words “This is a mandatory requirement. There is no applicable criterion.” Non-compliance with a mandatory rule will result in the refusal of the development application. Conversely, the words “There is no applicable rule” is found where a criterion only is applicable.

Code hierarchy

Under the *Planning and Development Act 2007*, where more than one type of code applies to a development, the order of precedence if there is inconsistency of provisions between codes is: precinct code, development code and general code.

If more than one precinct code applies to the site, the most recent precinct code takes precedence to the extent of any inconsistency.

Definitions

Defined terms, references to legislation and other documents are italicised.

Definitions of terms used in this code are listed in part 13 of the Territory Plan or, for terms applicable only to this code, associated with the respective rule.

Acronyms

EPA	ACT Environment Protection Authority
ESA	ACT Emergency Services Agency
EPSDD	ACT Environment, Environment, Planning and Sustainable Development Directorate
NCA	National Capital Authority
P&D Act	Planning and Development Act 2007
TCCS	Transport Canberra and City Services

Additional rules and criteria

This part applies to blocks and parcels identified in the Strathnairn Precinct Map (RCn). It should be read in conjunction with the relevant zone development code and related codes.

RC1 – Residential area

This part applies to blocks and parcels identified in area RC1 shown on the Strathnairn Precinct Map.

Element 1: Building and site controls

Rules	Criteria
1.1 Setbacks	
R1 This rule applies to blocks or parcels in locations identified in Figures 3, 4, 5, 6, 7, 8, 9 and 10. Minimum boundary setbacks to <i>lower floor level</i> and/ or <i>upper floor level</i> are nominated.	This is a mandatory requirement. There is no applicable criterion.
R2 This rule applies to blocks or parcels in locations identified in Figures 3, 4, 5, 6, 7, 8, and 9. Minimum setback to garage/ carport/ surveillance unit is nominated.	This is a mandatory requirement. There is no applicable criterion.
1.2 Heights	
R3 This rule applies to blocks or parcels in locations identified in Figures 3, 4, 5, 6, 7, 8, and 9. The mandatory number of storeys is nominated.	This is a mandatory requirement. There is no applicable criterion.
1.3 Walls	
R4 This rule applies to blocks or parcels in locations identified in Figures 3, 6, 8, 9 and 10. Maximum length of wall at nominated setback cannot exceed nominated length.	This is a mandatory requirement. There is no applicable criterion.

1.4 Principal Private Open Space	
<p>R5</p> <p>This rule applies to blocks or parcels in locations identified in Figures 3, 8, 9 and 10.</p> <p>The minimum dimensions of <i>principal private open space</i> are nominated.</p> <p>At least one area of <i>principal private open space</i> on the block complies with all of the following:</p> <ol style="list-style-type: none"> directly accessible from, and adjacent to, a habitable room other than a bedroom screened from adjoining public streets and public open space located behind the building line, except where enclosed by a courtyard wall is not located to the south, south-east or south-west of the dwelling, unless it achieves not less than 3 hours of direct sunlight onto 50% of the minimum principal private open space area between the hours of 9am and 3pm on the winter solstice (21 June). 	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.5 Parking	
<p>R6</p> <p>This rule applies to blocks or parcels in locations identified in Figures 3, 4, 8 and 10.</p> <p>One onsite parking space only is required.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.6 Gates	
<p>R7</p> <p>This rule applies to blocks or parcels in locations identified in Figures 3, 4, 6, 7 and 9.</p> <p>Access gate to open space is required</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.7 Fencing	
<p>R8</p> <p>This rule applies to blocks or parcels in locations identified in Figure 2 only where courtyard walls and fences are forward of the building line.</p> <p>Materials are to be a combination of solid and semi-transparent elements as follows:</p> <ul style="list-style-type: none"> Masonry or stonework 	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Rules	Criteria
<ul style="list-style-type: none"> • If over 600mm in height to include infill panels that are semi-transparent using materials such as dressed hardwood timber or powder coated aluminium slats (openings to be minimum 10mm) <p>The following materials/ fencing are not permitted:</p> <ul style="list-style-type: none"> • Paling fence • Chain mesh fencing • Colorbond fence • Untreated timber slat fencing • Timber sleepers • Brush fencing <p>Fences are to be constructed in accordance with Table 1.</p>	
1.8 Building envelope provisions	
<p>R9</p> <p>Blocks identified as Integrated Development Parcels are exempt from Rule 7A of the Single Dwelling Housing Development Code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>
1.9 Side and Rear Setbacks	
<p>R10</p> <p>This rule applies to all blocks.</p> <p>Unless otherwise nominated in this precinct code, the following side and rear setbacks apply in accordance with tables in the Single Dwelling Housing Development Code:</p> <ol style="list-style-type: none"> a) Large blocks to comply with Table 5 b) Mid-sized blocks to comply with Tables 6A or 6B, as applicable c) Mid-sized blocks nominated for alternative side setbacks nominated in this precinct code comply with Table 6c d) Compact blocks to comply with Table 7 <p>In relation to the tables referred to in this rule, side boundary 1 and side boundary 2 are nominated by the applicant unless otherwise specified in the Single Dwelling Housing Development Code or this precinct code.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

Element 2: Water sensitive urban design

Rules	Criteria												
2.1 Water tank requirements													
<p>R11</p> <p>Standard blocks are subject to water tank size requirements as follows:</p> <table border="1" data-bbox="204 479 778 882"> <thead> <tr> <th data-bbox="204 479 454 577">Block Size (m²)</th> <th data-bbox="454 479 778 577">Mandatory minimum tank size (kL)</th> </tr> </thead> <tbody> <tr> <td data-bbox="204 577 454 636">0 ≤ 250</td> <td data-bbox="454 577 778 636">0</td> </tr> <tr> <td data-bbox="204 636 454 694">> 250 - 350</td> <td data-bbox="454 636 778 694">2</td> </tr> <tr> <td data-bbox="204 694 454 752">> 350 - 599</td> <td data-bbox="454 694 778 752">4</td> </tr> <tr> <td data-bbox="204 752 454 810">> 599 - 800</td> <td data-bbox="454 752 778 810">8</td> </tr> <tr> <td data-bbox="204 810 454 882">> 800</td> <td data-bbox="454 810 778 882">10</td> </tr> </tbody> </table> <p>Rain water tanks must be installed in accordance with R43 of the Single Dwelling Housing Code including minimum roof capture areas and internal and external connection requirements.</p>	Block Size (m ²)	Mandatory minimum tank size (kL)	0 ≤ 250	0	> 250 - 350	2	> 350 - 599	4	> 599 - 800	8	> 800	10	<p>This is a mandatory requirement. There is no applicable criterion.</p>
Block Size (m ²)	Mandatory minimum tank size (kL)												
0 ≤ 250	0												
> 250 - 350	2												
> 350 - 599	4												
> 599 - 800	8												
> 800	10												

Element 3: Home business provisions

Rules	Criteria
3.1 Home business	
<p>R12</p> <p>This rule applies to block 6 section 16.</p> <p>No maximum number of <i>home business</i>.</p>	<p>This is a mandatory requirement. There is no applicable criterion.</p>

LOCATION (refer to plan) FENCING CONTROL ONLY APPLIES TO COURTYARD WALLS AND FENCES FORWARD OF THE BUILDING LINE		MANDATORY	MINIMUM FRONT SETBACK	MAXIMUM HEIGHT	MAXIMUM HEIGHT FOR PPOS SCREEN	MAXIMUM HEIGHT OF SIDE FENCING TO FRONT OF FRONT BUILDING LINE	NOTE
	VILLAGE LINK/ GREEN LINK	YES	100% @ 0m	1.2m	1.5m	1.5m	
●	VILLAGE LINK/ GREEN LINK	YES	100% @ 600mm	1.2m	1.5m	1.5m	PROVIDE PLANTING FORWARD OF THE COURTYARD WALL
	CENTRAL BOULEVARD	YES	50% @ 0m 50% @ 1m	1.2m	1.5m	1.5m	
	LANE WAYS	AS REQUIRED	100% @ 0m	1.8m	1.8m	NA	
	BLOCKS ADJACENT TO OPEN SPACE	AS REQUIRED	100% @ 0m	1.8m*	1.8m	NA	
●	NORTH FACING BLOCKS	ONLY WHERE PPOS IS IDENTIFIED	50% @ 0m 50% @ 600mm	1.5m*	1.5m	1.5m	
	CORNER BLOCKS (APPLIES TO ALL LARGE AND MID SIZE CORNER BLOCKS)	AS REQUIRED	50% @ 0m 50% @ 600mm	1.5m*	1.5m	1.5m	NO FENCING PERMITTED WITHIN 6m OF THE CORNER (REFER TO DIAGRAM BELOW)

* Where located above a retaining wall, fencing to be setback a minimum of 600mm from the boundary. The maximum combined height of wall and fence is 2.2 metres from footpath level. Sufficient space between retaining wall and fence to provide planting.

Table 1 Fencing controls

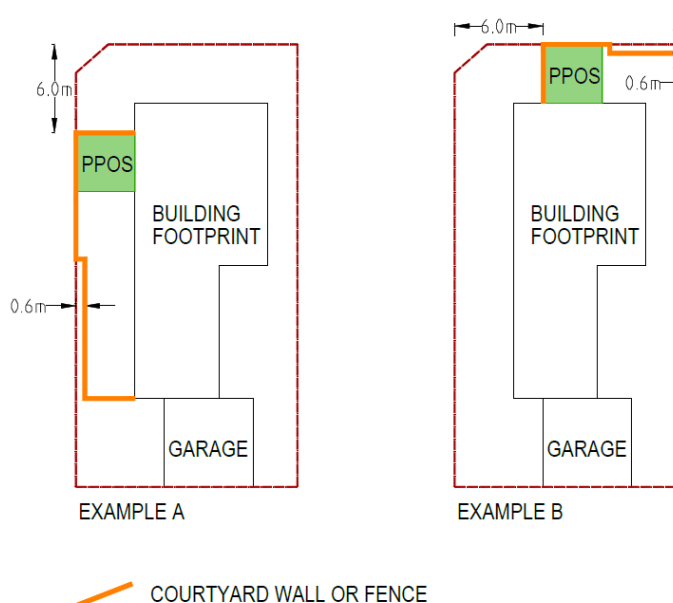


Figure 1 Fencing controls for mid-size / large corner blocks



Figure 2 Strathnairn fencing controls



Figure 3 Strathnairn residential area 1

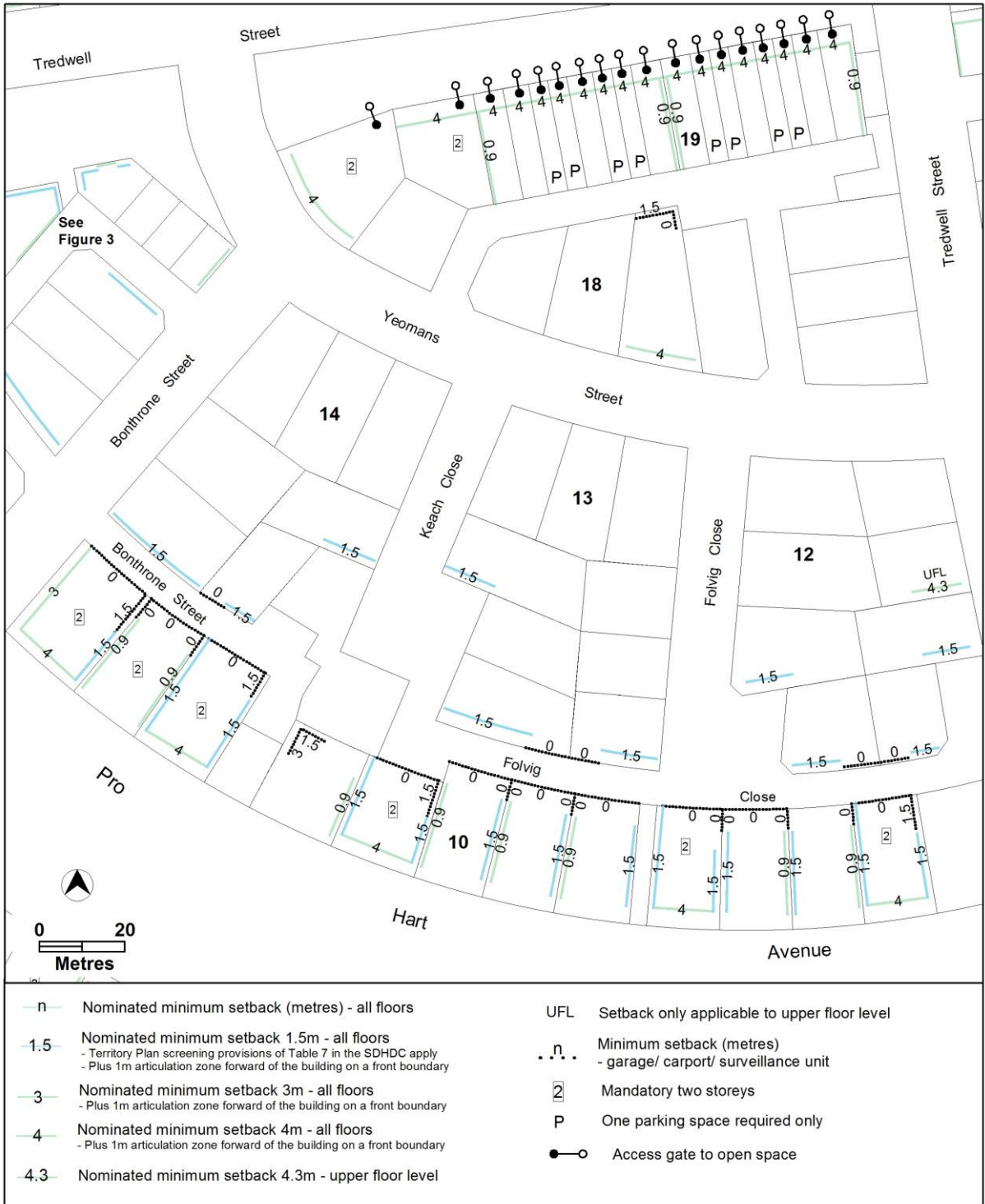


Figure 4 Strathnairn residential area 2

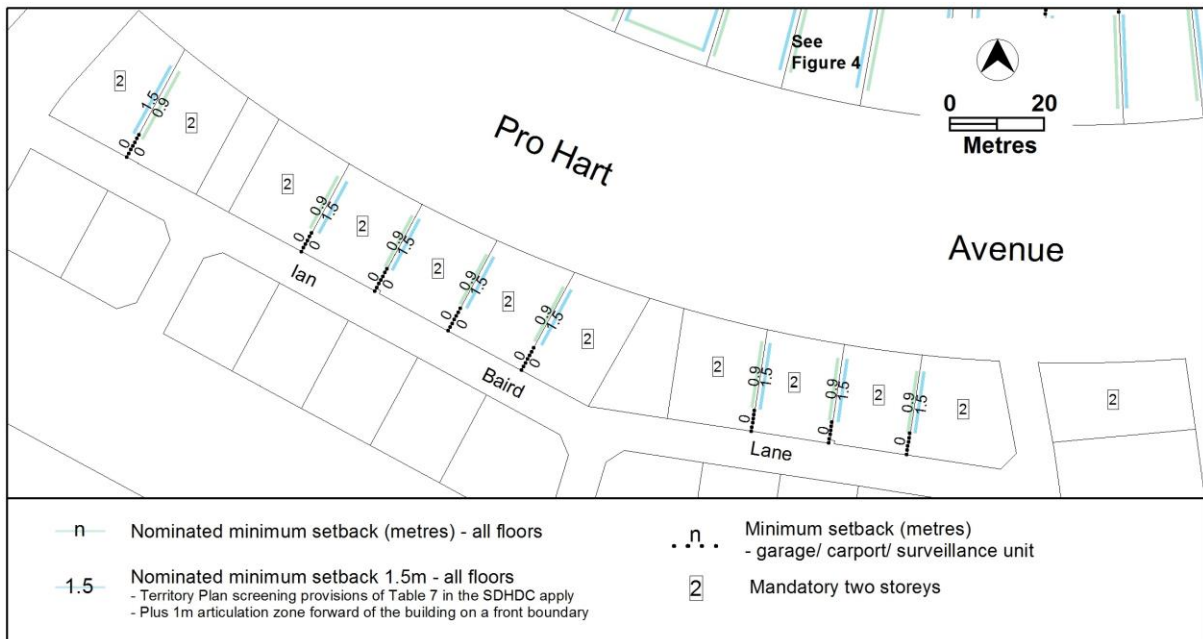


Figure 5 Strathnairn residential area 3

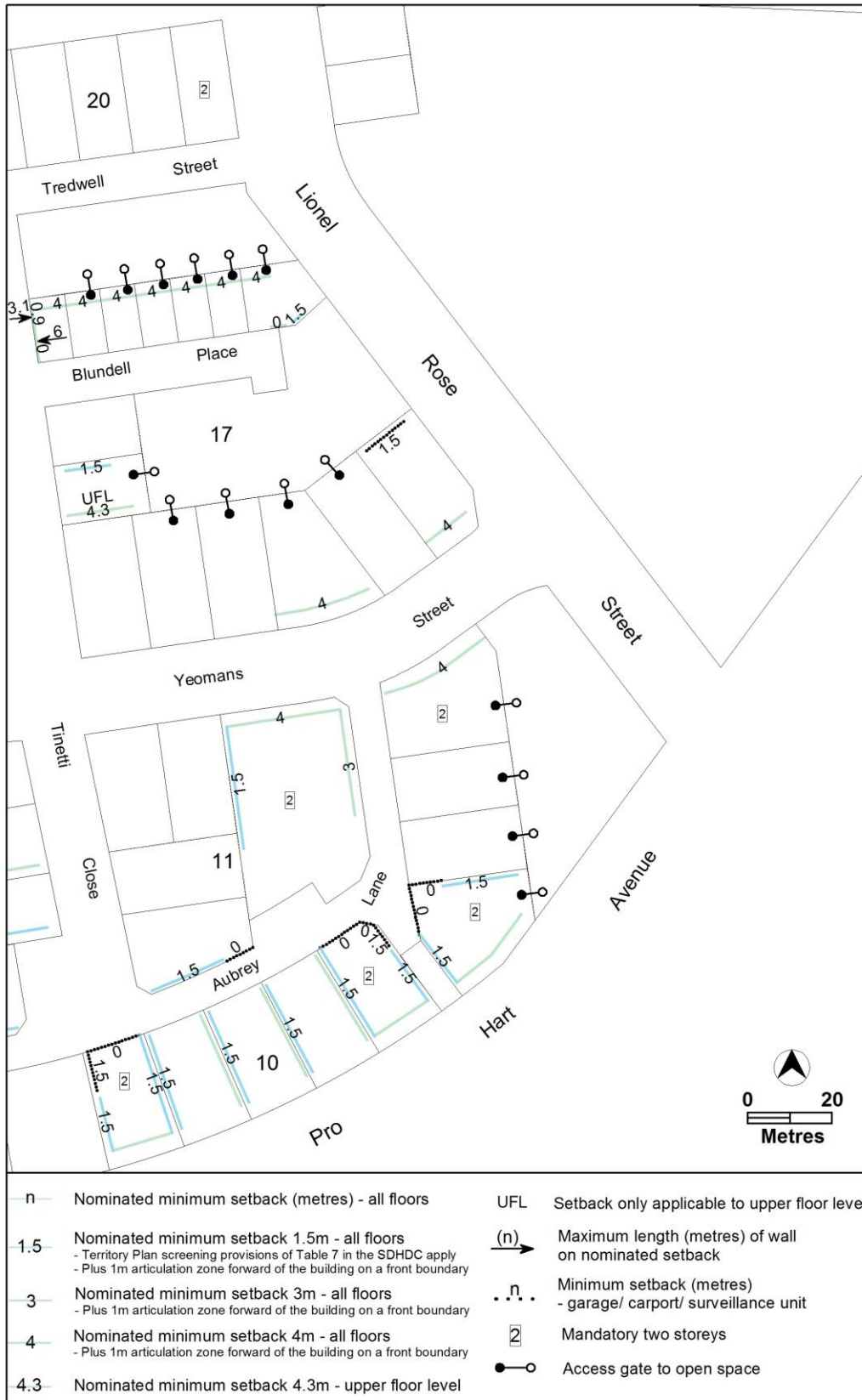


Figure 6 Strathnairn residential area 4



Figure 7 Strathnairn residential area 5

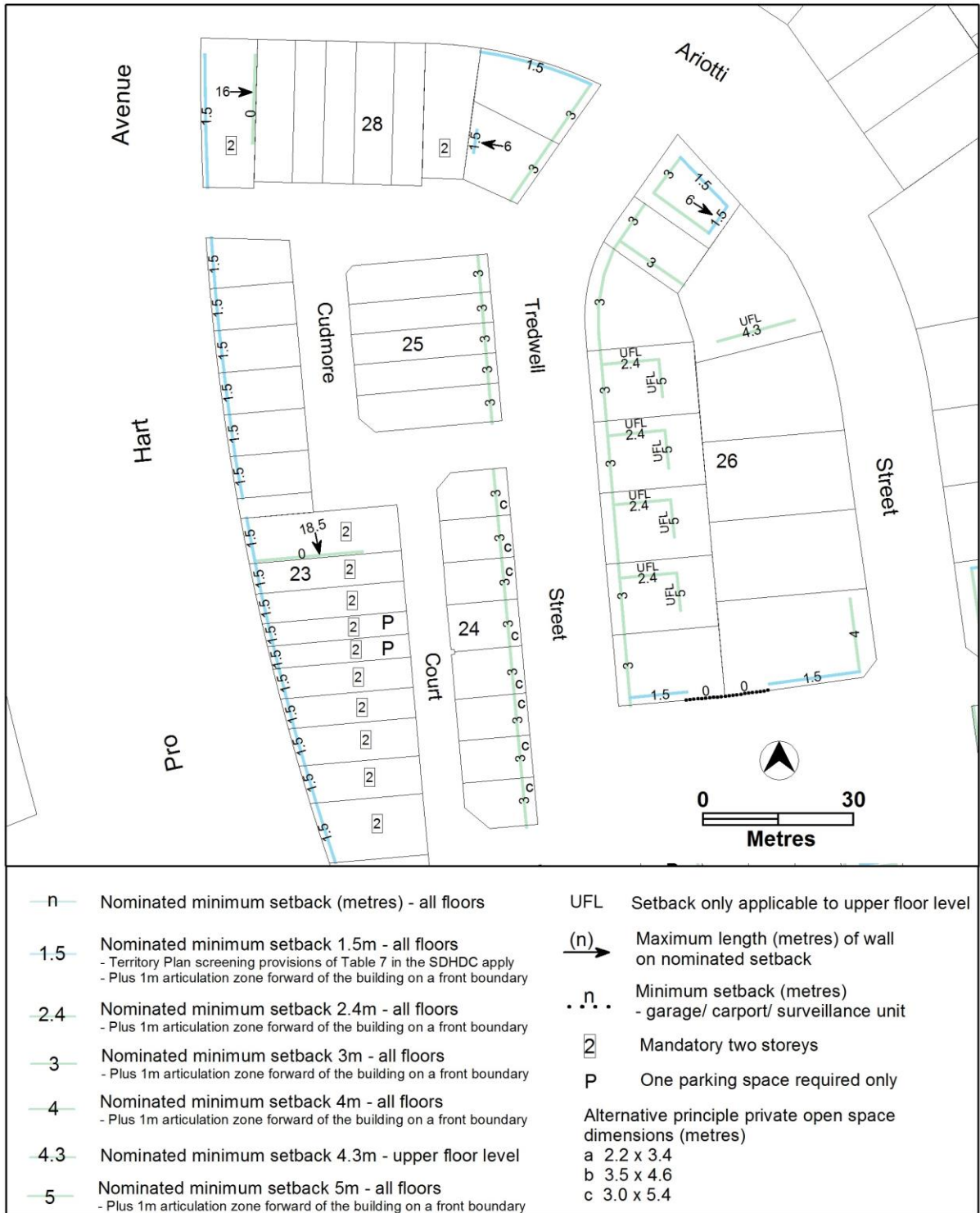


Figure 8 Strathnairn residential area 6

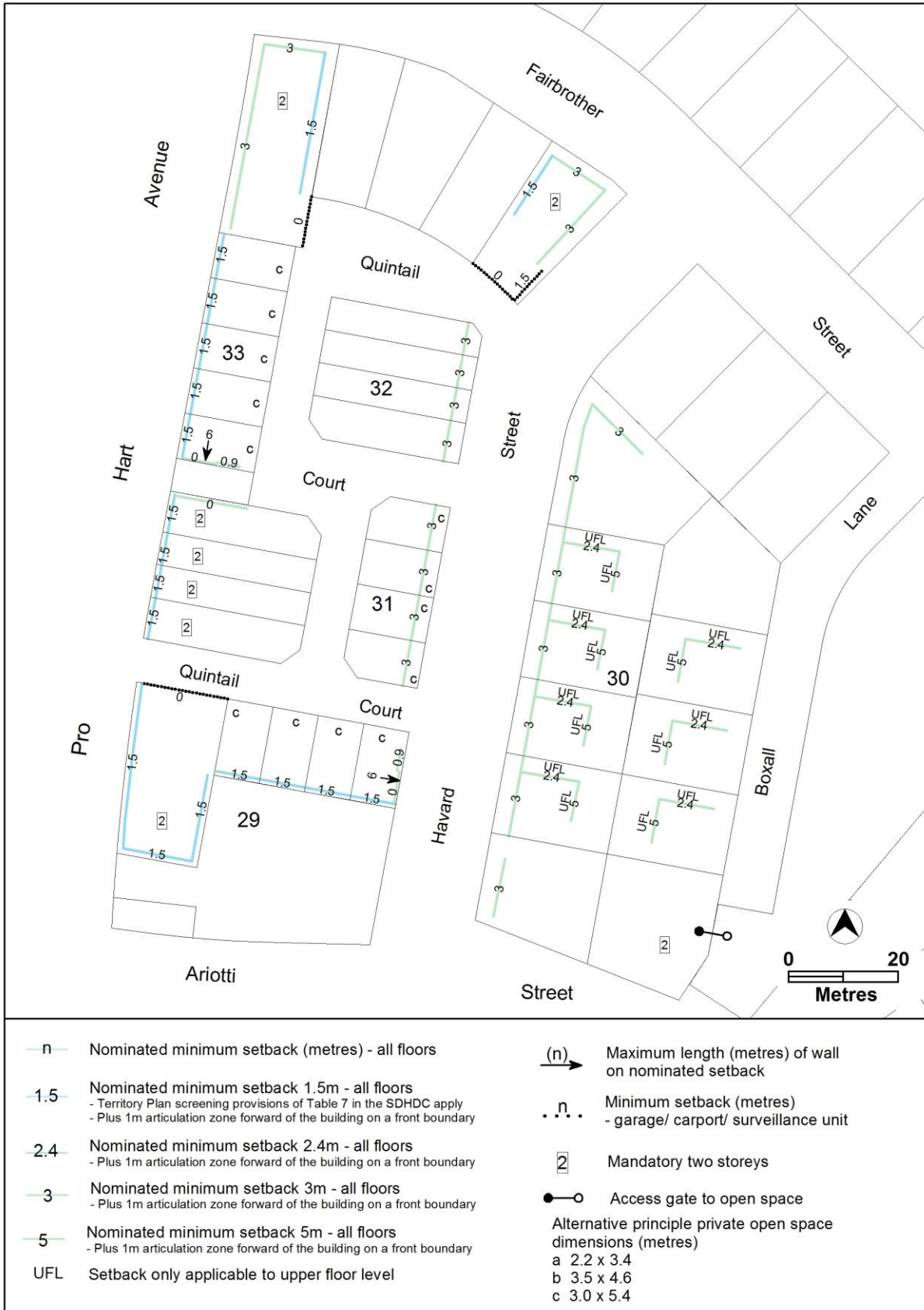


Figure 9 Strathnairn residential area 7

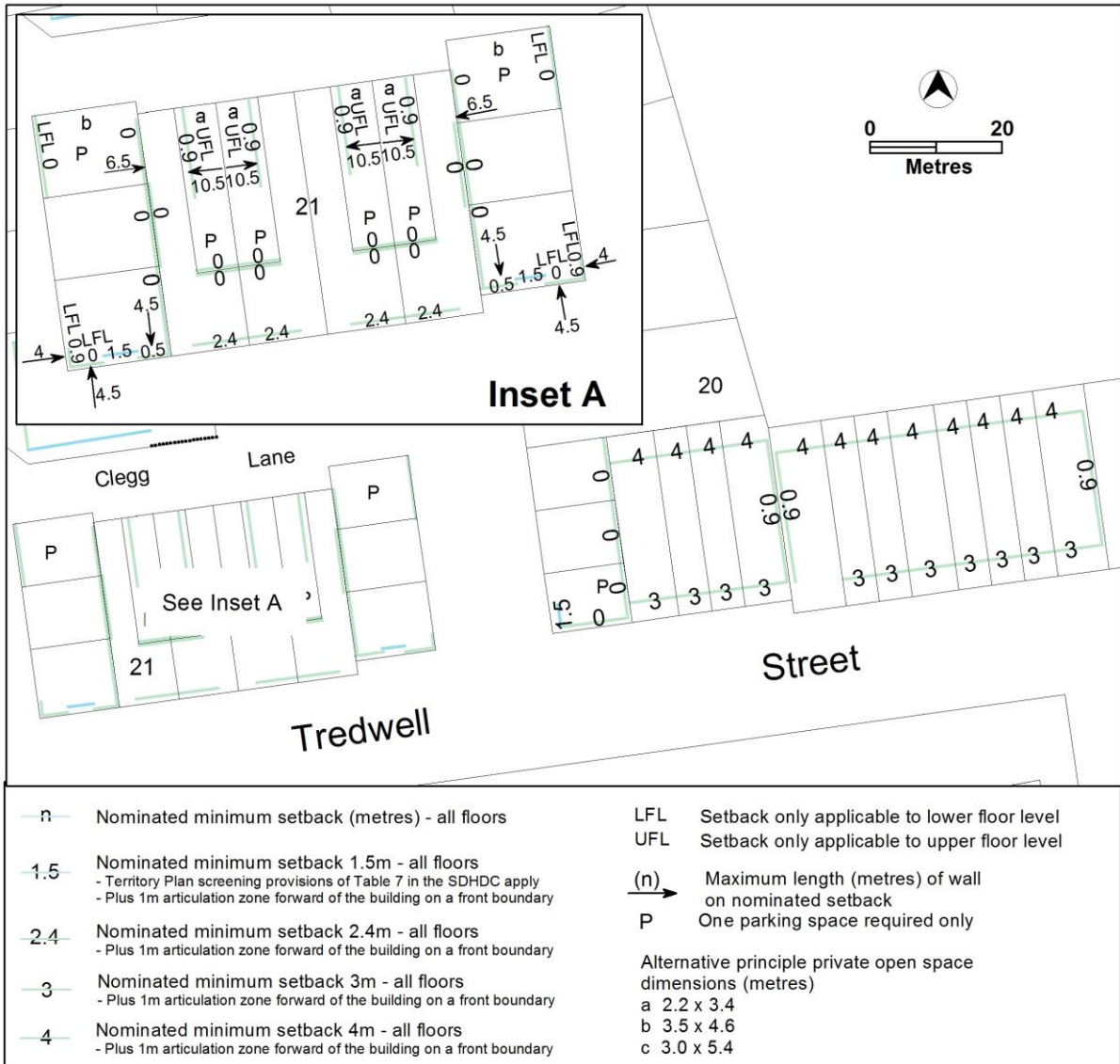


Figure 10 Strathnair residential area 8

Other ongoing provisions

This part applies to blocks and parcels identified as ongoing provisions (OPn) in the Strathnairn Precinct Map. It should be read in conjunction with the relevant zone development code and related codes.

OP1 – Strathnairn residential area

This part applies to blocks and parcels identified in area OP1 shown on the Strathnairn Precinct Map.

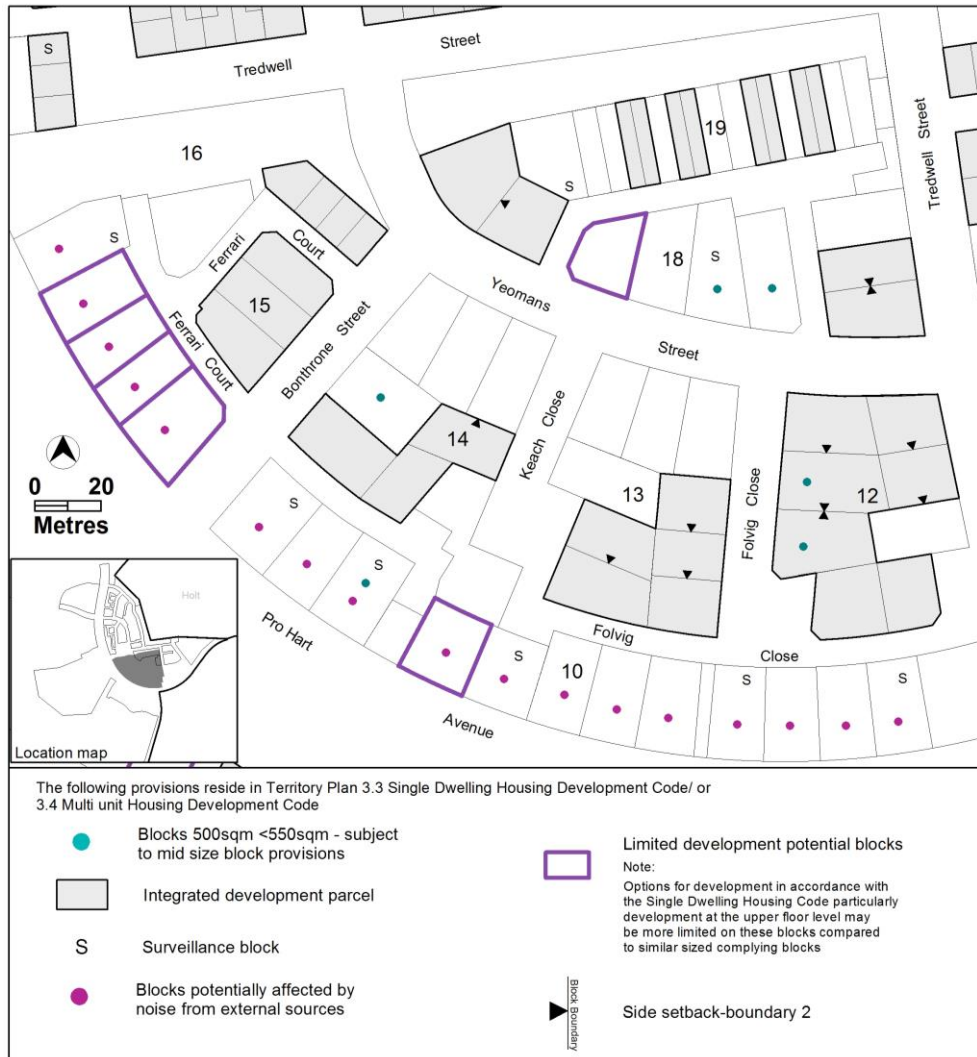


Figure 11 Strathnairn residential area ongoing provisions

OP2 – Strathnairn residential area

This part applies to blocks and parcels identified in area OP2 shown on the Strathnairn Precinct Map.

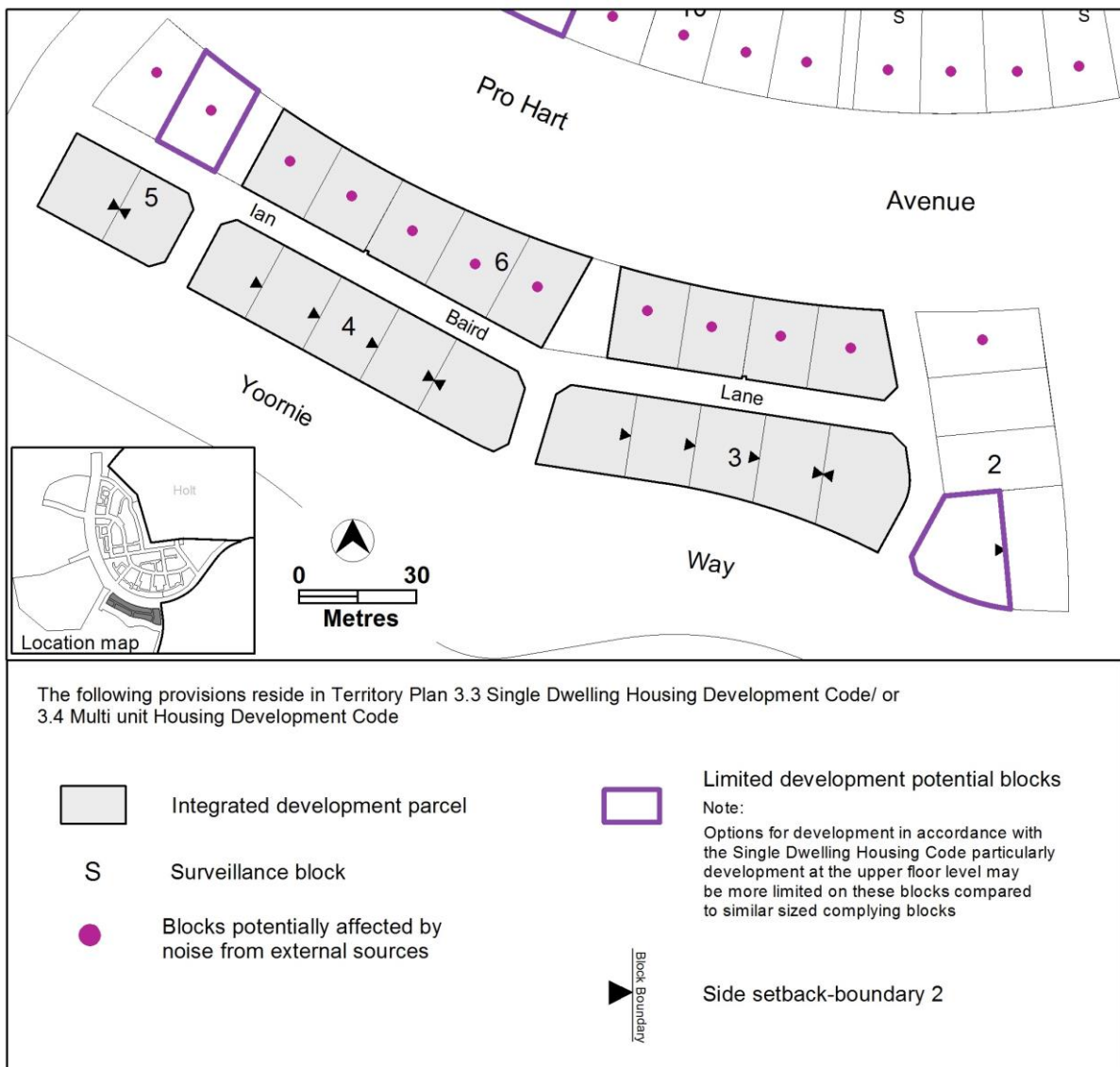


Figure 12 Strathnairn residential area ongoing provisions

OP3 – Strathnairn residential area

This part applies to blocks and parcels identified in area OP3 shown on the Strathnairn Precinct Map.



Figure 13 Strathnairn residential area ongoing provisions

OP4 – Strathnairn residential area

This part applies to blocks and parcels identified in area OP4 shown on the Strathnairn Precinct Map.



Figure 14 Strathnairn residential area ongoing provisions