

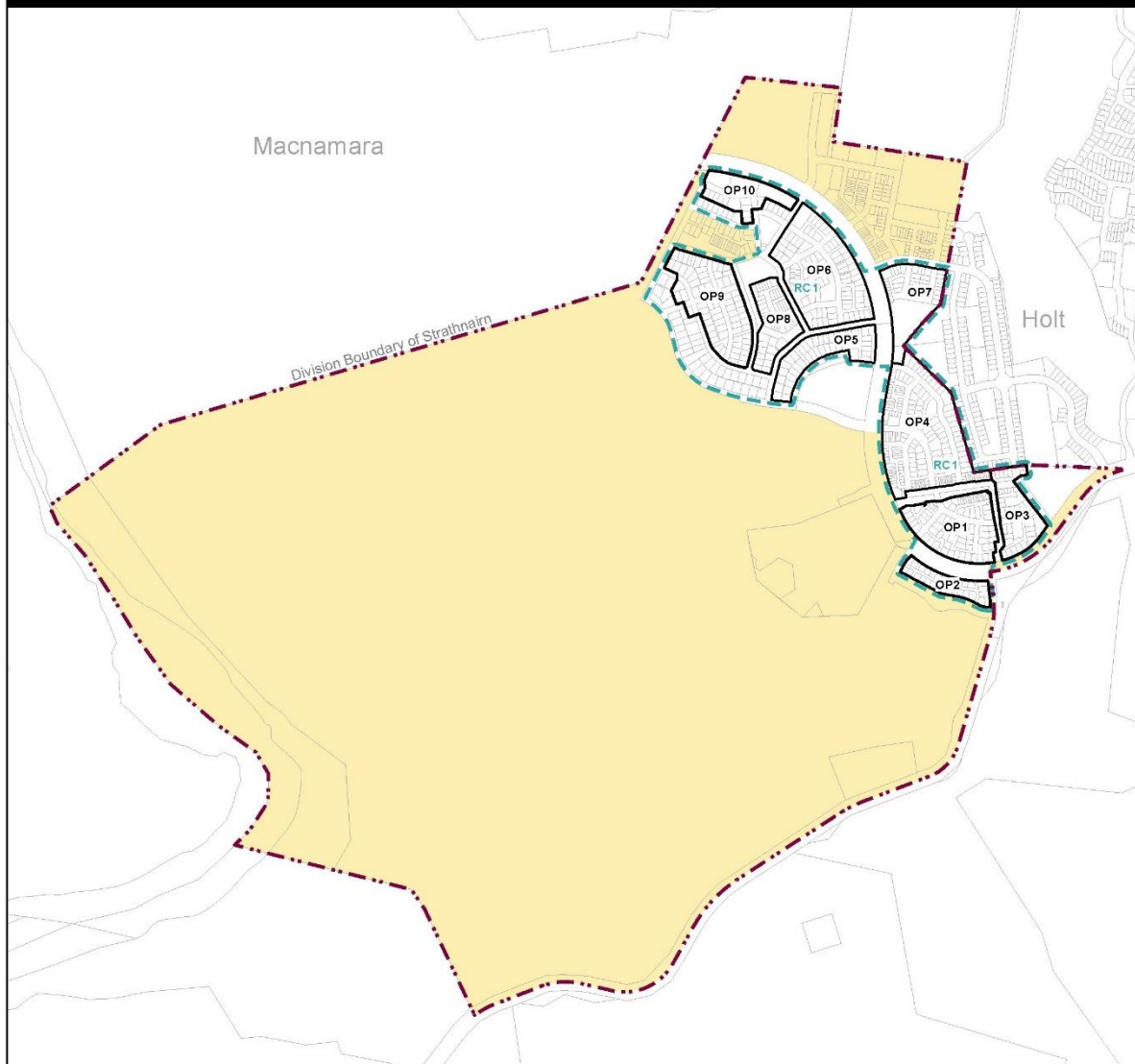


ACT
Government

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.



0 300
Metres

Strathnairn Precinct Code

Contents

Introduction.....	4
Additional rules and criteria.....	6
RC1 – Residential area.....	6
Element 1: Building and site controls	6
1.1 Setbacks	6
1.2 Heights	6
1.3 Walls	7
1.4 Principal Private Open Space	7
1.5 Solar Building Envelope	7
1.6 Parking	8
1.7 Gates.....	8
1.8 Fencing	8
1.9 Building envelope provisions	9
Element 2: Water sensitive urban design	10
2.1 Water tank requirements.....	10
Element 3: Home business provisions	10
3.1 Home business	10
Other ongoing provisions.....	32
OP1 – Strathnairn residential area.....	32
OP2 – Strathnairn residential area.....	33
OP3 – Strathnairn residential area.....	34
OP4 – Strathnairn residential area.....	35
OP5 – Strathnairn residential area.....	36
OP6 – Strathnairn residential area.....	37
OP7 – Strathnairn residential area.....	38
OP8 – Strathnairn residential area.....	39
OP9 – Strathnairn residential area.....	40
OP10 – Strathnairn residential area.....	41

Figures

Figure 1 Fencing controls for mid-size / large corner blocks for Figure 3.....	11
Figure 2 Fencing controls for mid-size / large corner blocks for Figure 4.....	12
Figure 3 Strathnairn fencing controls	13
Figure 4 Strathnairn fencing controls	14
Figure 5 Strathnairn residential area 1.....	15
Figure 6 Strathnairn residential area 2.....	16
Figure 7 Strathnairn residential area 3.....	17
Figure 8 Strathnairn residential area 4.....	18
Figure 9 Strathnairn residential area 5.....	19

Figure 10 Strathnairn residential area 6.....	20
Figure 11 Strathnairn residential area 7.....	21
Figure 12 Strathnairn residential area 8.....	22
Figure 13 Strathnairn residential area 9.....	23
Figure 14 Strathnairn residential area 10.....	24
Figure 15 Strathnairn residential area 11.....	25
Figure 16 Strathnairn residential area 12.....	26
Figure 17 Strathnairn residential area 13.....	27
Figure 18 Strathnairn residential area 14.....	28
Figure 19 Strathnairn residential area 15.....	29
Figure 20 Strathnairn residential area 16.....	30
Figure 21 Strathnairn residential area 17.....	31
Figure 22 Strathnairn residential area ongoing provisions	32
Figure 23 Strathnairn residential area ongoing provisions	33
Figure 24 Strathnairn residential area ongoing provisions	34
Figure 25 Strathnairn residential area ongoing provisions	35
Figure 26 Strathnairn residential area ongoing provisions	36
Figure 27 Strathnairn residential area ongoing provisions	37
Figure 28 Strathnairn residential area ongoing provisions	38
Figure 29 Strathnairn residential area ongoing provisions	39
Figure 30 Strathnairn residential area ongoing provisions	40
Figure 31 Strathnairn residential area ongoing provisions	41

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 Minimum boundary setbacks to lower floor level and/or upper floor level are identified in Figures 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21. This rule does not apply to setbacks for garages and/or carports. Notes: 1. Where setbacks are not identified, or for garages and/or carports, the provisions of the Single Dwelling Housing Development Code or the Multi Unit Housing Development Code apply. 2. <i>Side boundary 1</i> and <i>side boundary 2</i> are nominated by the applicant unless otherwise specified in this precinct code.	This is a mandatory requirement. There is no applicable criterion.
R2 This rule applies to blocks or parcels in locations identified in Figures 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, 20 and 21 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 5, 6, 7, 8, 9, 10 and 11. The mandatory number of storeys is nominated.	This is a mandatory requirement. There is no applicable criterion.

Rules	Criteria
1.3 Walls	
R4 This rule applies to blocks or parcels in locations identified in Figures 5, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20. 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	
R5 This rule applies to blocks or parcels in locations identified in Figures 5, 10, 11, 12, 13, 16, 19 and 20. The minimum dimensions or area of <i>principal private open space</i> are nominated. At least one area of <i>principal private open space</i> on the block complies with all of the following: a) directly accessible from, and adjacent to, a habitable room other than a bedroom b) screened from adjoining public streets and public open space c) located behind the building line, except where enclosed by a courtyard wall d) 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). Where nominated at Upper Floor Level <i>principal private open space</i> also complies with the following: i) not less than 12m².	This is a mandatory requirement. There is no applicable criterion.
1.5 Solar Building Envelope	
R6 This rule applies to blocks or parcels in locations identified in Figures 13, 14, 15 and 17. Nominated blocks are exempt from solar building provisions in Rule and Criteria 26 of the Multi Unit Housing Development Code.	This is a mandatory requirement. There is no applicable criterion.

Rules	Criteria
1.6 Parking	
R7 This rule applies to blocks or parcels in locations identified in Figures 5, 6, 10, 12, and 13. One onsite parking space only is required.	This is a mandatory requirement. There is no applicable criterion.
1.7 Gates	
R8 This rule applies to blocks or parcels in locations identified in Figures 5, 6, 8, 9 and 11. Access gate to open space is required.	This is a mandatory requirement. There is no applicable criterion.
R9 This rule applies to blocks or parcels in locations identified in Figures 13, 14, 15 and 17. Location of gate, street address and letterbox are nominated.	This is a mandatory requirement. There is no applicable criterion.
1.8 Fencing	
R10 This rule applies to blocks or parcels in locations identified in Figure 3 only where courtyard walls and fences are forward of the building line. Materials are to be a combination of solid and semi-transparent elements as follows: • Masonry or stonework • 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) The following materials/ fencing are not permitted: • Paling fence • Chain mesh fencing • Colorbond fence • Untreated timber slat fencing • Timber sleepers • Brush fencing Fences are to be constructed in accordance with Table 1.	This is a mandatory requirement. There is no applicable criterion.

Rules	Criteria
R11 This rule applies to blocks or parcels in locations identified in Figure 4 only where courtyard walls and fences are forward of the building line. Materials are to be a combination of solid and semi-transparent elements as follows: • Masonry, stonework or a combination of raised garden beds of minimum of 400mm high with hedging • 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) The following materials/ fencing are not permitted: • Paling fence • Chain mesh fencing • Colorbond fence • Untreated timber slat fencing • Timber sleepers • Brush fencing Fences are to be constructed in accordance with Table 2.	This is a mandatory requirement. There is no applicable criterion.
1.9 Building envelope provisions	
R12 Blocks identified as Integrated Development Parcels are exempt from Rule 7A of the Single Dwelling Housing Development Code.	This is a mandatory requirement. There is no applicable criterion.

Element 2: Water sensitive urban design

Rules	Criteria												
2.1 Water tank requirements													
R14 Standard blocks are subject to water tank size requirements as follows: <table><tr><th>Block Size (m²)</th><th>Mandatory minimum tank size (kL)</th></tr><tr><td>0 ≤ 250</td><td>0</td></tr><tr><td>> 250 - 350</td><td>2</td></tr><tr><td>> 350 - 599</td><td>4</td></tr><tr><td>> 599 - 800</td><td>8</td></tr><tr><td>> 800</td><td>10</td></tr></table> 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.	Block Size (m ²)	Mandatory minimum tank size (kL)	0 ≤ 250	0	> 250 - 350	2	> 350 - 599	4	> 599 - 800	8	> 800	10	This is a mandatory requirement. There is no applicable criterion.
Block Size (m ²)	Mandatory minimum tank size (kL)												
0 ≤ 250	0												
> 250 - 350	2												
> 350 - 599	4												
> 599 - 800	8												
> 800	10												
R15 This rule applies to block or parcels in locations identified in Figures 13, 14, 16 and 20. Rain water tanks must be installed in accordance with R43 of the Single Dwelling Housing Code.	This is a mandatory requirement. There is no applicable criterion.												

Element 3: Home business provisions

Rules	Criteria
3.1 Home business	
R16 This rule applies to block 6 section 16. No maximum number of <i>home business</i>.	This is a mandatory requirement. There is no applicable criterion.

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 for Figure 3

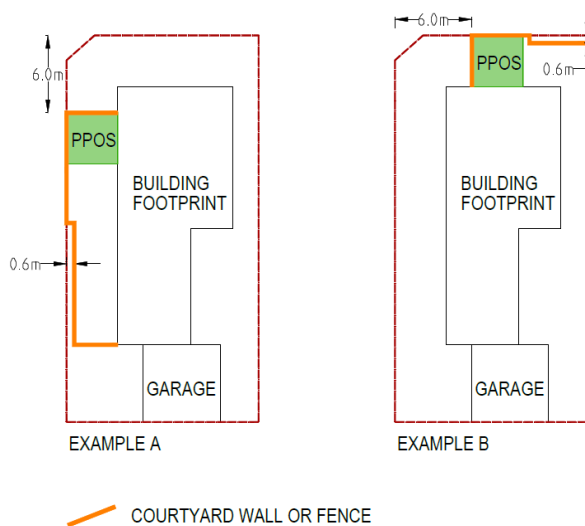


Figure 1 Fencing controls for mid-size / large corner blocks for Figure 3

LOCATION (refer to plan) FENCING CONTROL ONLY APPLIES TO COURTYARD WALLS AND FENCES FORWARD OF THE BUILDING LINE		MANDATORY FENCING COURTYARD WALL	MINIMUM FRONT SETBACK	MAXIMUM HEIGHT	MAXIMUM HEIGHT FOR PPOS SCREEN	MAXIMUM HEIGHT OF SIDE FENCING TO FRONT OF FRONT BUILDING LINE	NOTE
	VILLAGE LINK BLOCKS ≤ 12.5m WIDE	YES	100% @ 0m	1.2m*	1.5m	1.5m	
	VILLAGE LINK BLOCKS > 12.5m WIDE	YES	50% @ 0m 50% @ 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	NO	100% @ 0m	1.8m	1.8m	NA	
	BLOCKS ADJACENT TO OPEN SPACE	NO	100% @ 0m	1.8m*	1.8m	NA	
	NORTH FACING BLOCKS	NO	50% @ 0m 50% @ 800mm	1.5m*	1.5m	1.5m	
	CORNER BLOCKS	NO	50% @ 0m 50% @ 800mm	1.5m*	1.5m	1.5m	NO FENCING PERMITTED WITHIN 6m OF THE CORNER (REFER TO DIAGRAM BELOW)

- * Where utility service infrastructure is required in front of any walls, such as Water Meters, Mini Piliars, Sewer and any other required service, walls may contain recesses to a maximum of 1.8m length and 0.8m depth or as agreed by the service provider.
Where blocks are subjected to two boundaries fronting a laneway as shown in Example C, a courtyard wall or fence treatment may be installed along laneway frontages on the boundary.
Where located above a retaining wall, fencing to be setback a minimum of 600mm from the boundary, providing sufficient space for planting. The maximum combined height of wall and fence is 2.2 metres from footpath level.
Side boundary fences may be of Timber Paling (hardwood lapped and capped) or Sheet Metal

Table 2 Fencing controls for Figure 4

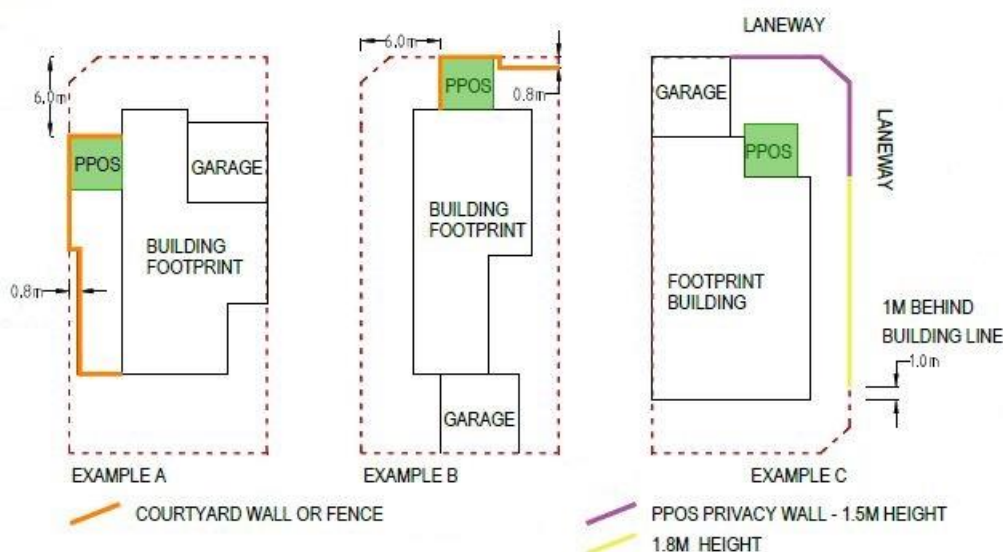


Figure 2 Fencing controls for mid-size / large corner blocks for Figure 4



Figure 3 Strathnairn fencing controls



Figure 4 Strathnairn fencing controls



Figure 5 Strathnairn residential area 1

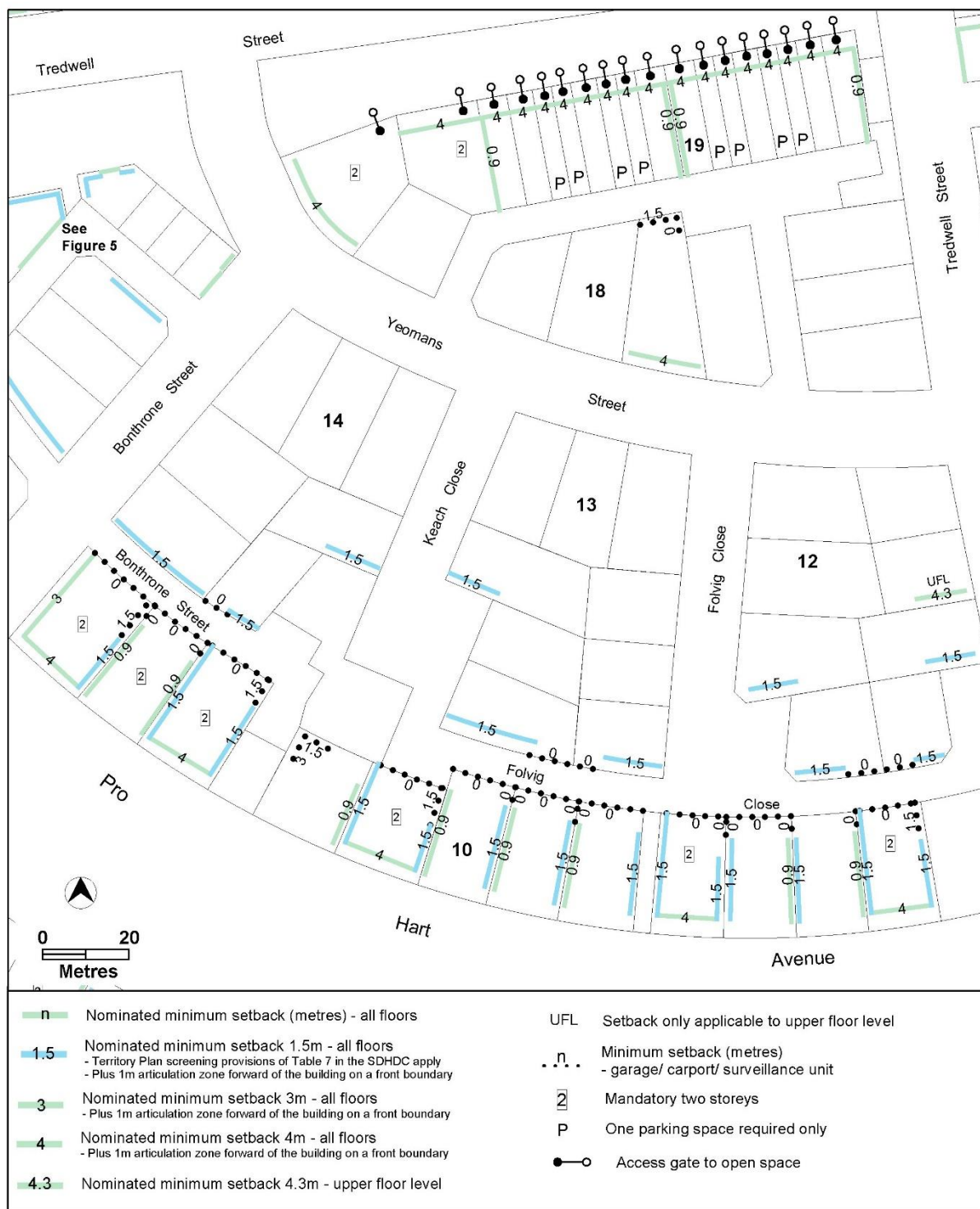


Figure 6 Strathnairn residential area 2

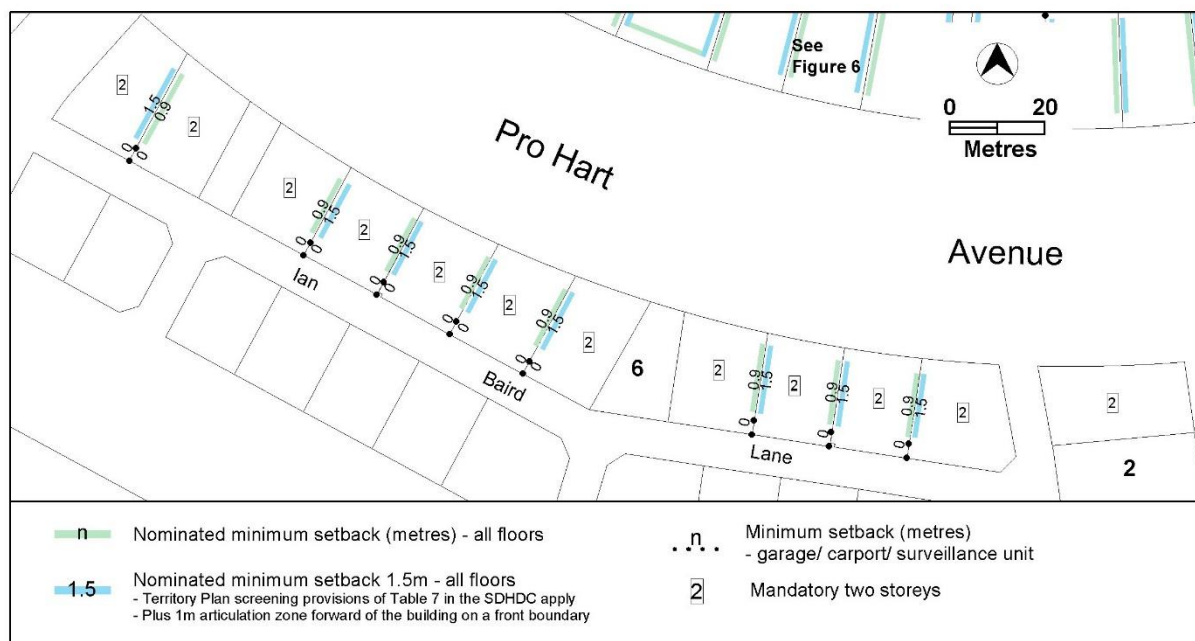


Figure 7 Strathnairn residential area 3





Figure 9 Strathnairn residential area 5

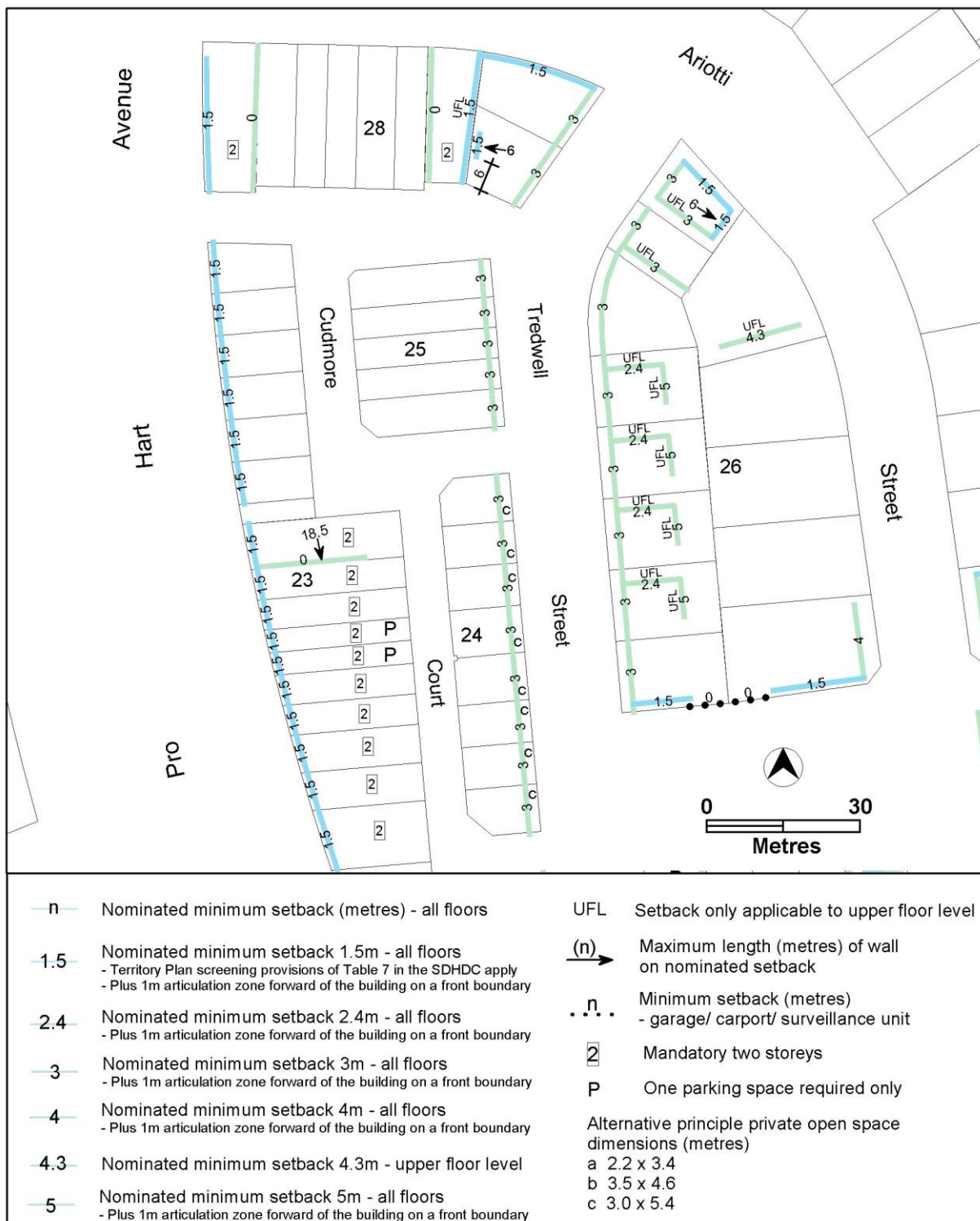


Figure 10 Strathnairn residential area 6

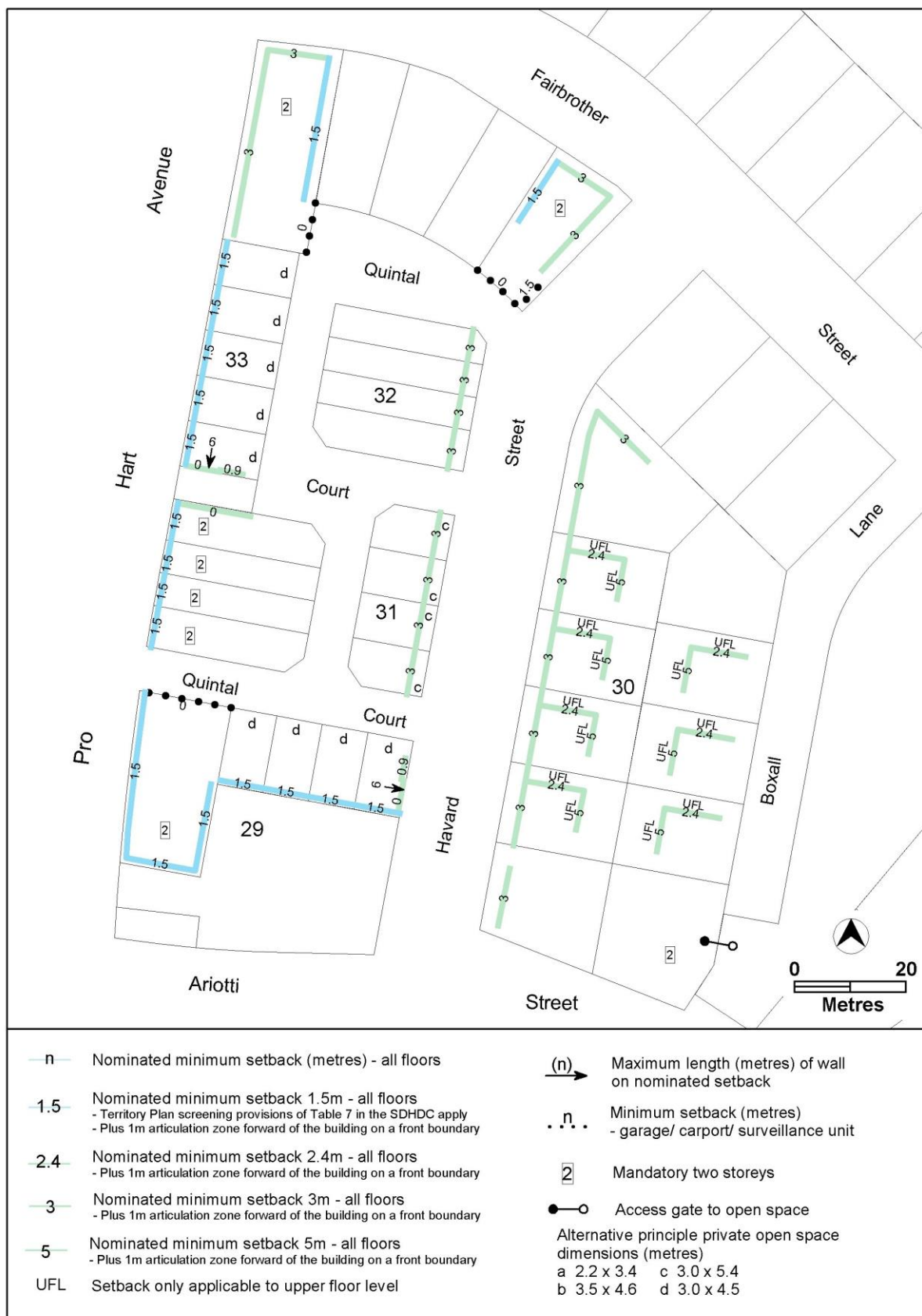


Figure 11 Strathnairn residential area 7

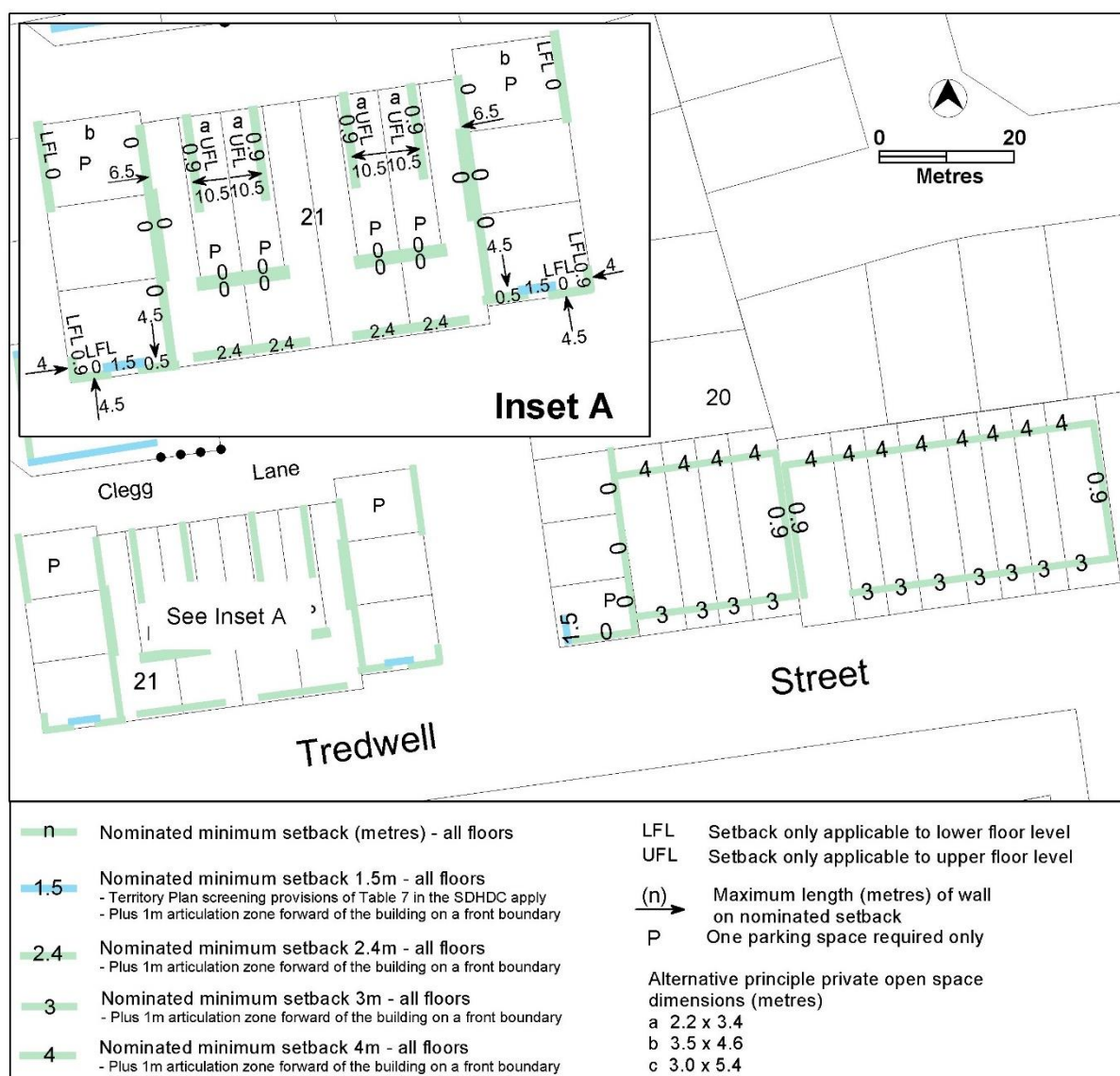


Figure 12 Strathnairn residential area 8

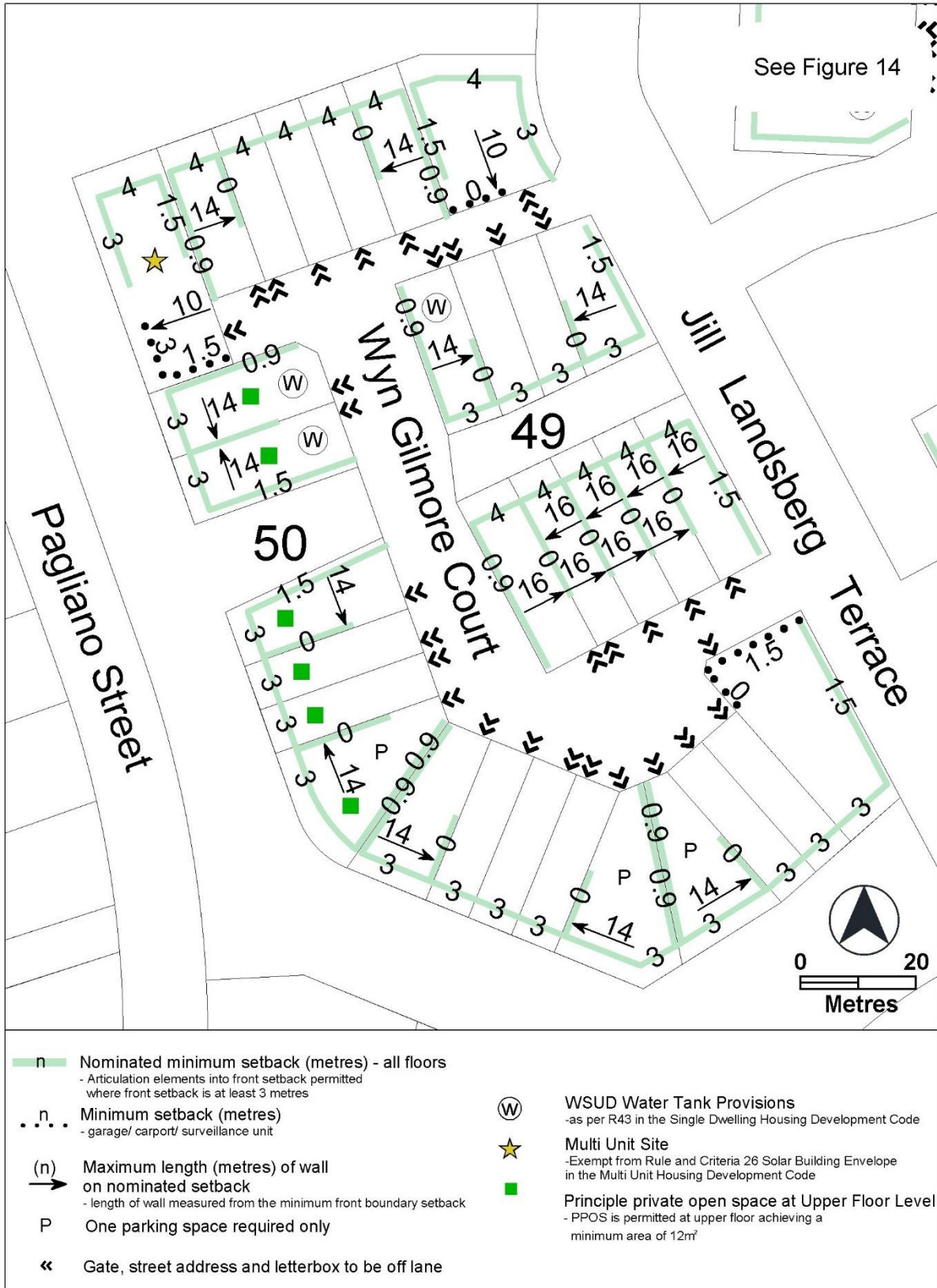


Figure 13 Strathnairn residential area 9

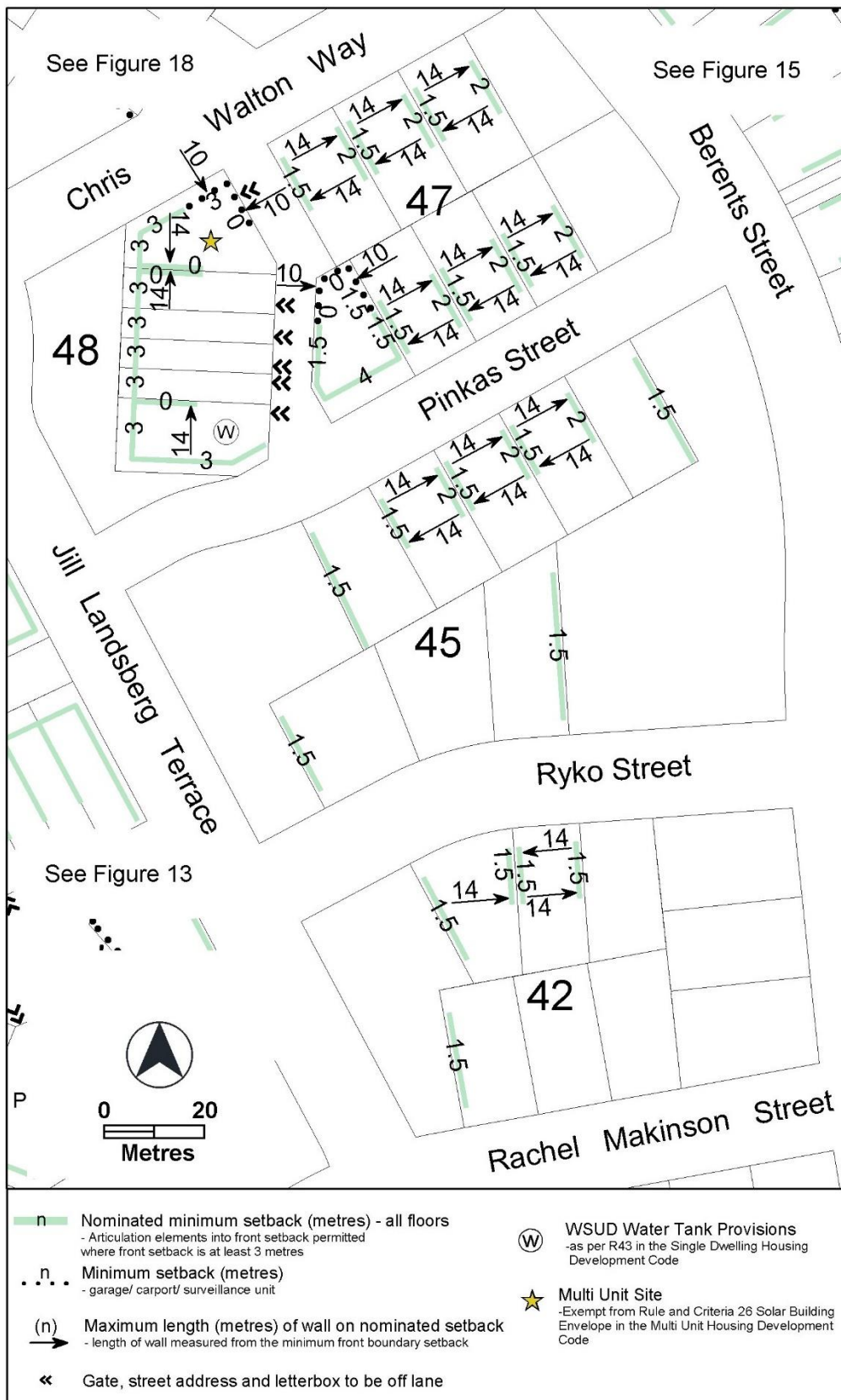


Figure 14 Strathnairn residential area 10

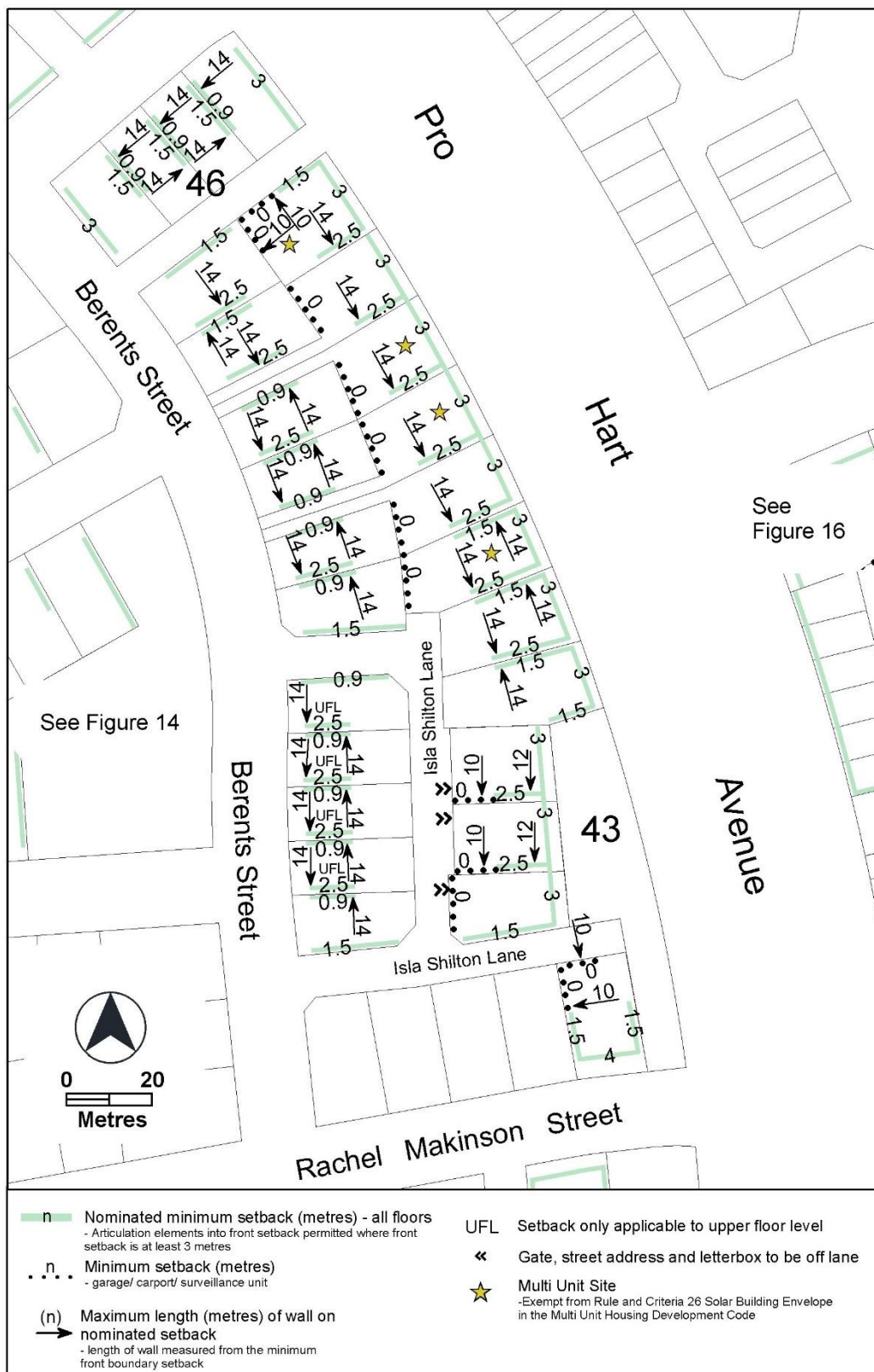


Figure 15 Strathnairn residential area 11

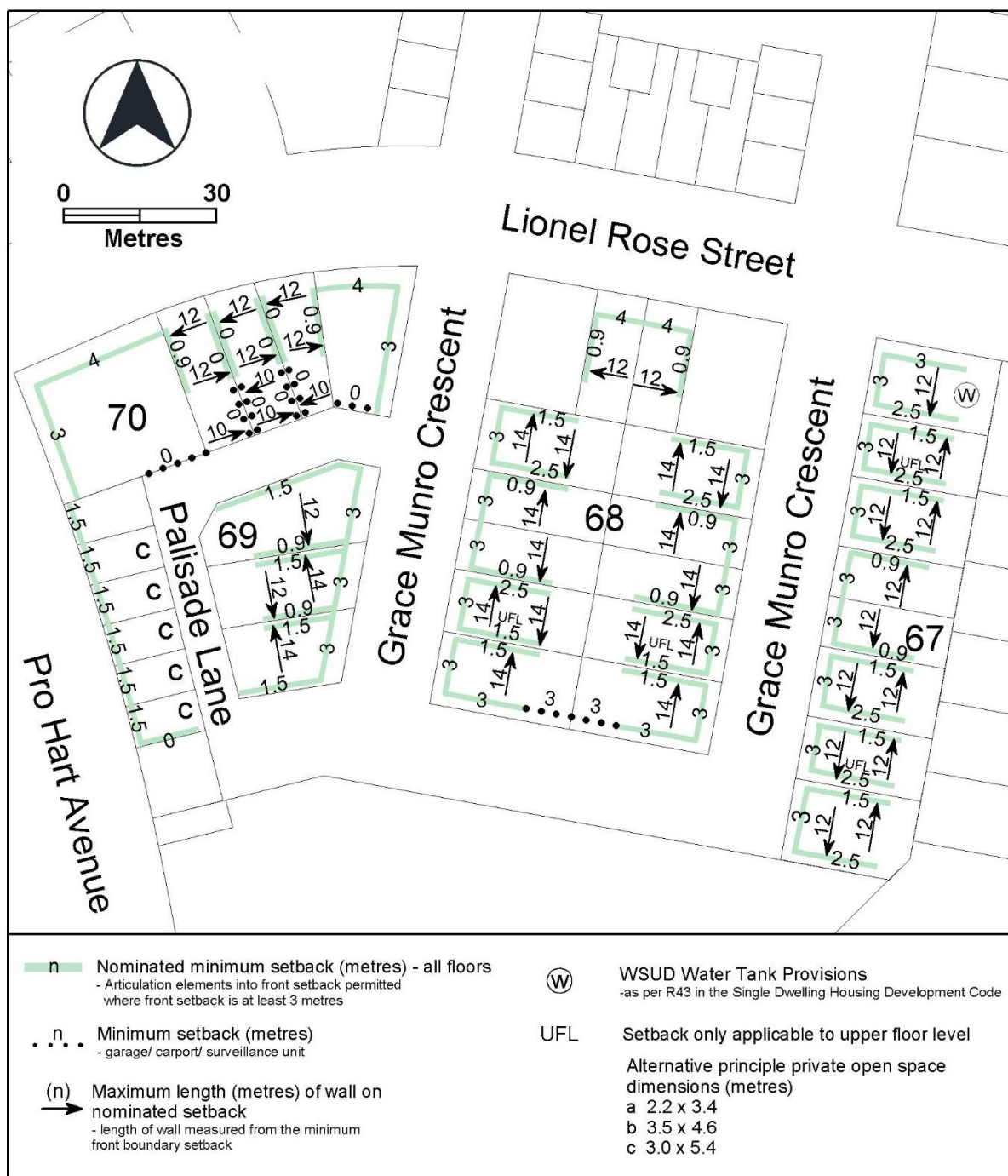


Figure 16 Strathnairn residential area 12

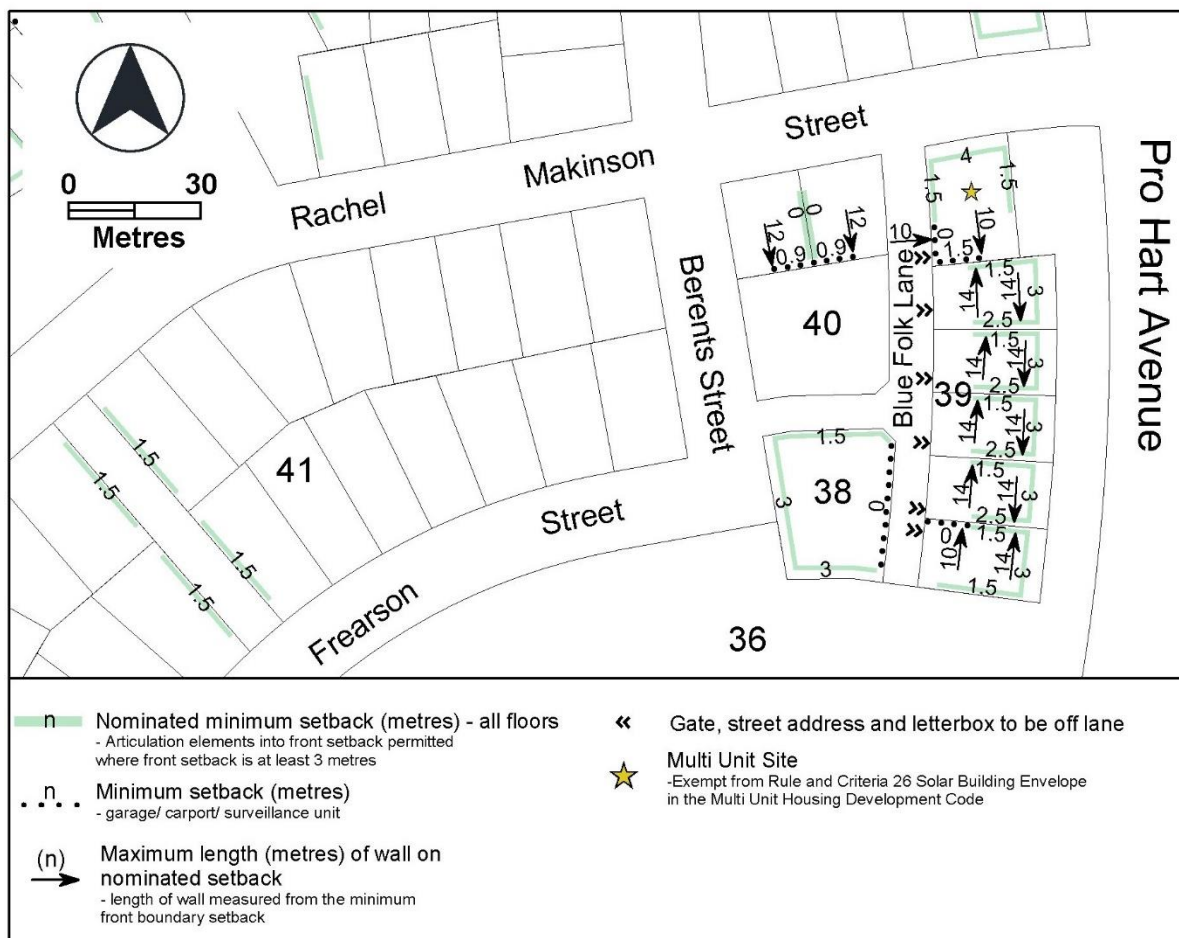


Figure 17 Strathnairn residential area 13

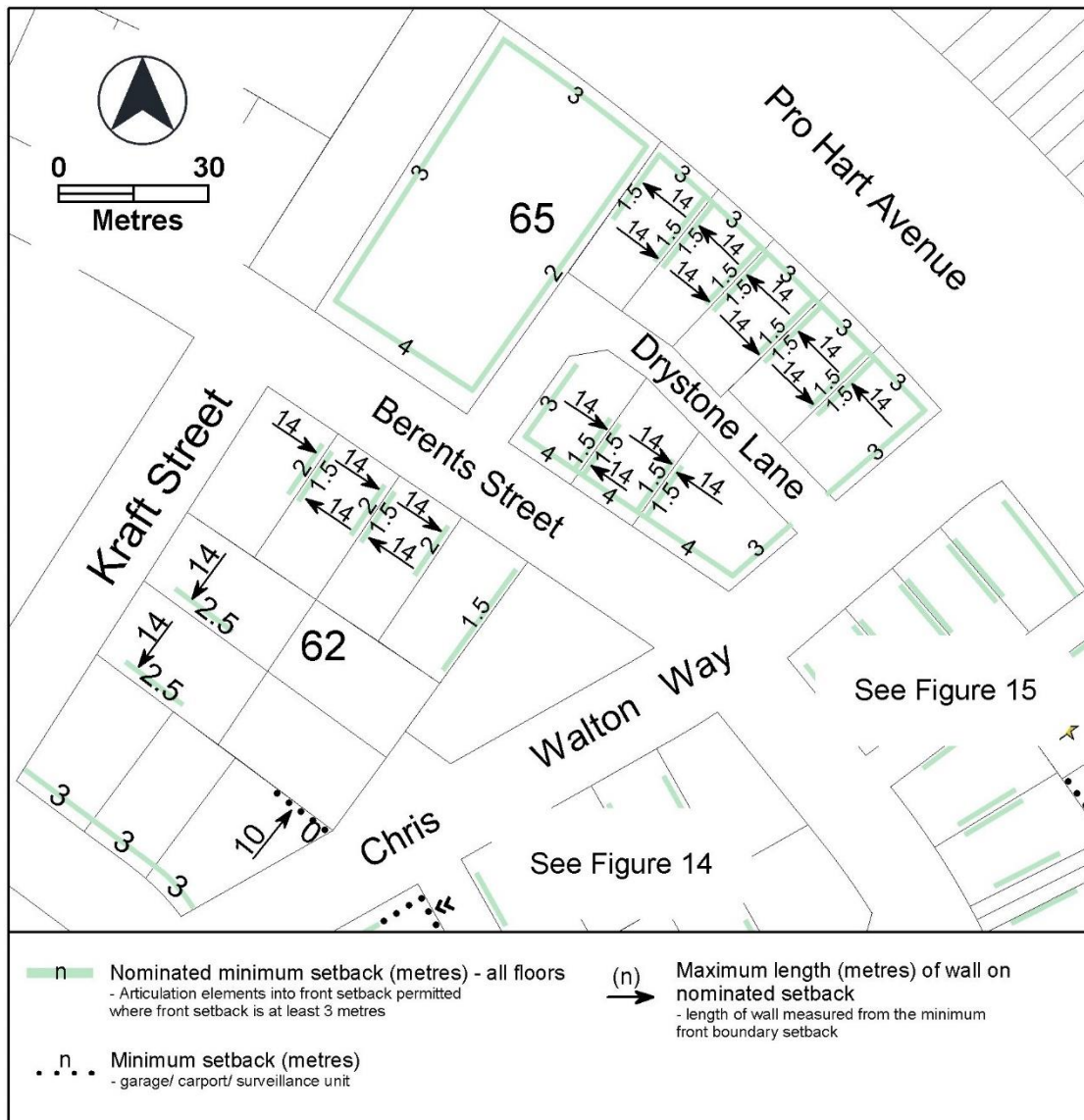


Figure 18 Strathnairn residential area 14

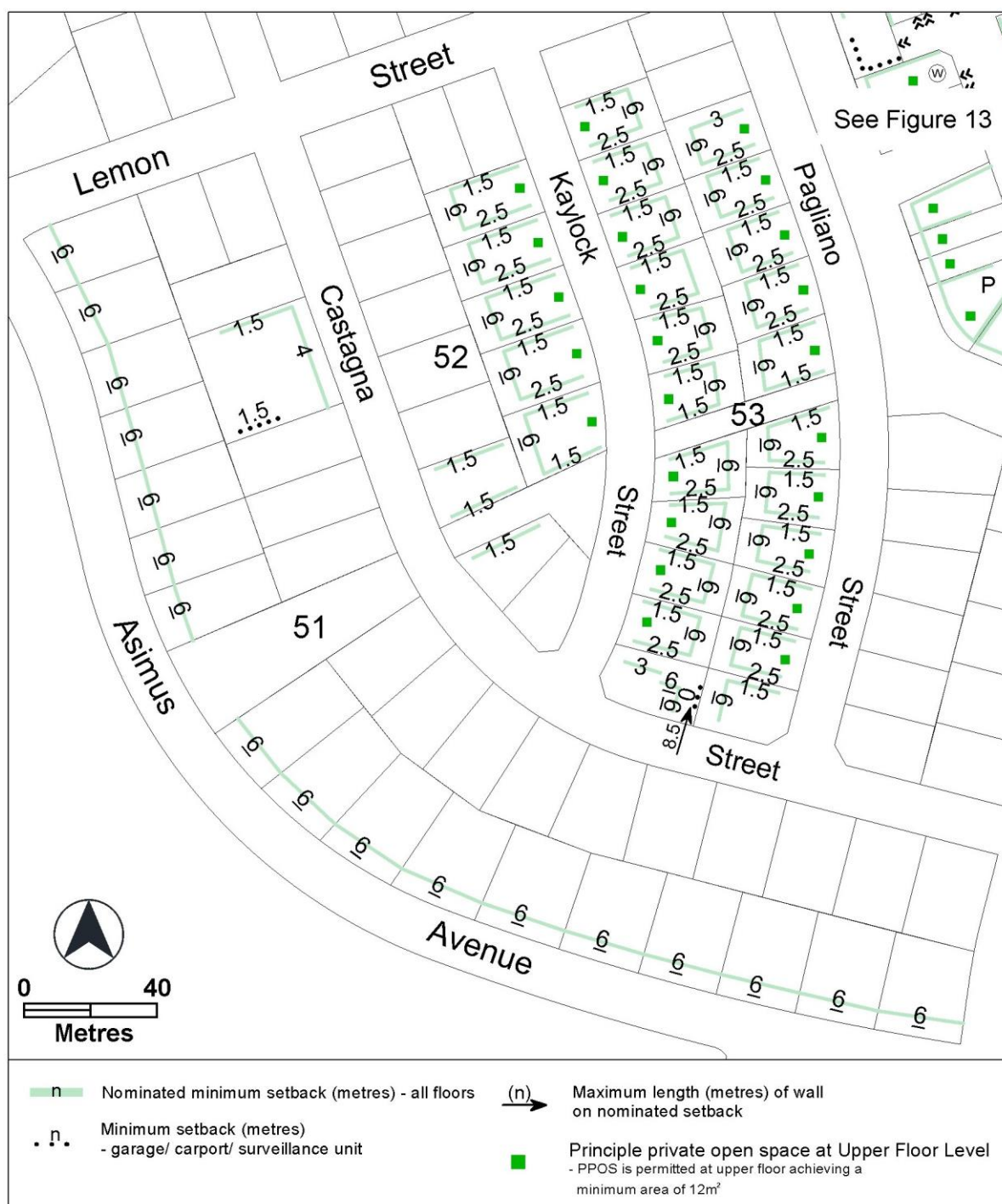


Figure 19 Strathnairn residential area 15



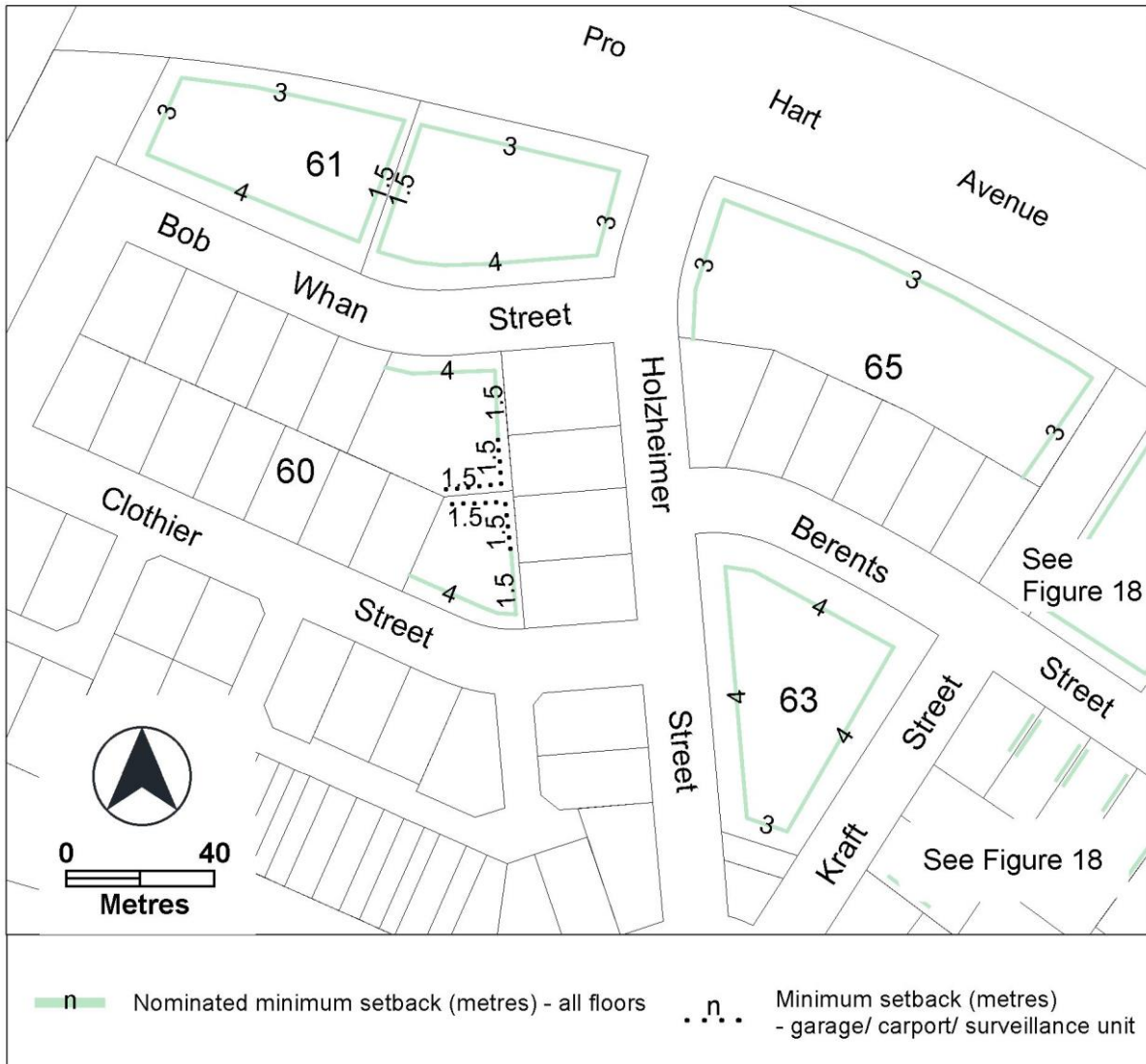


Figure 21 Strathnairn residential area 17

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.

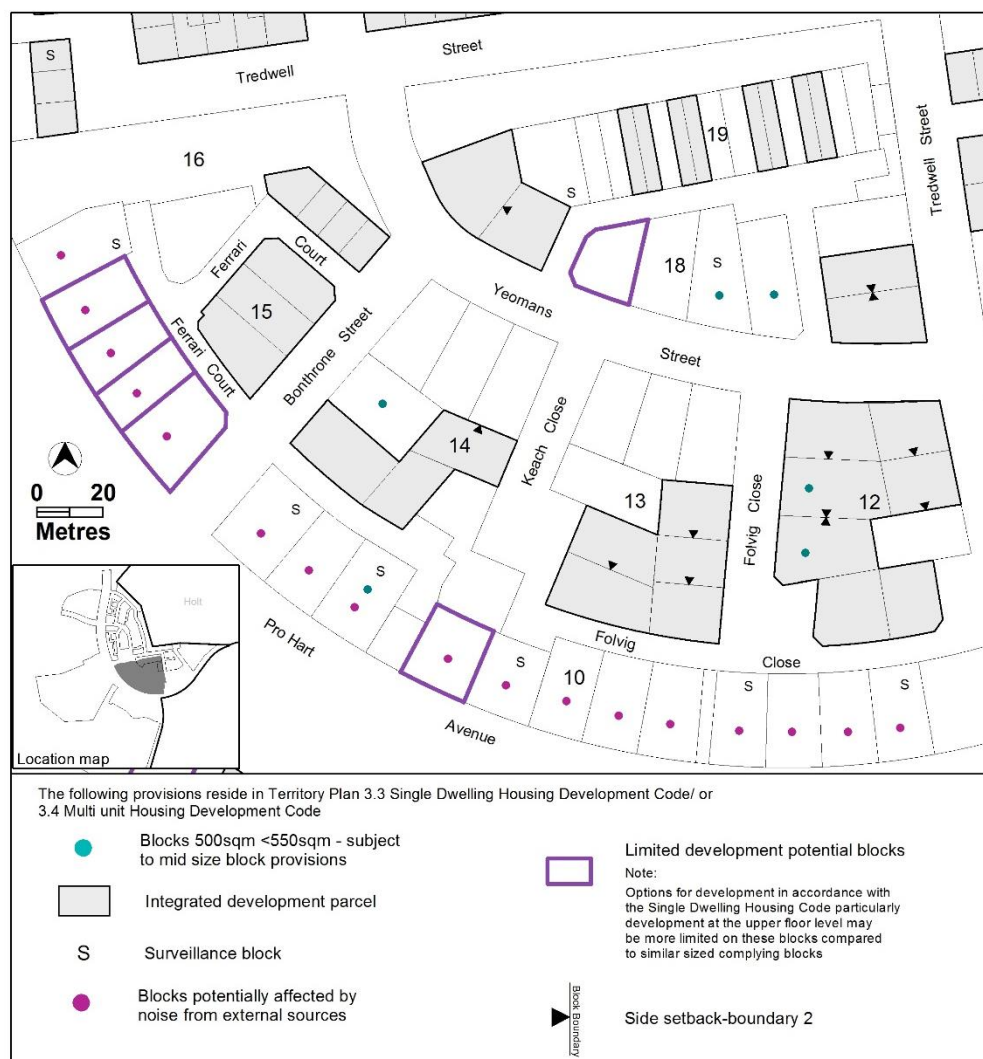


Figure 22 Strathnairn residential area ongoing provisions

OP2 – Strathnairn residential area

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

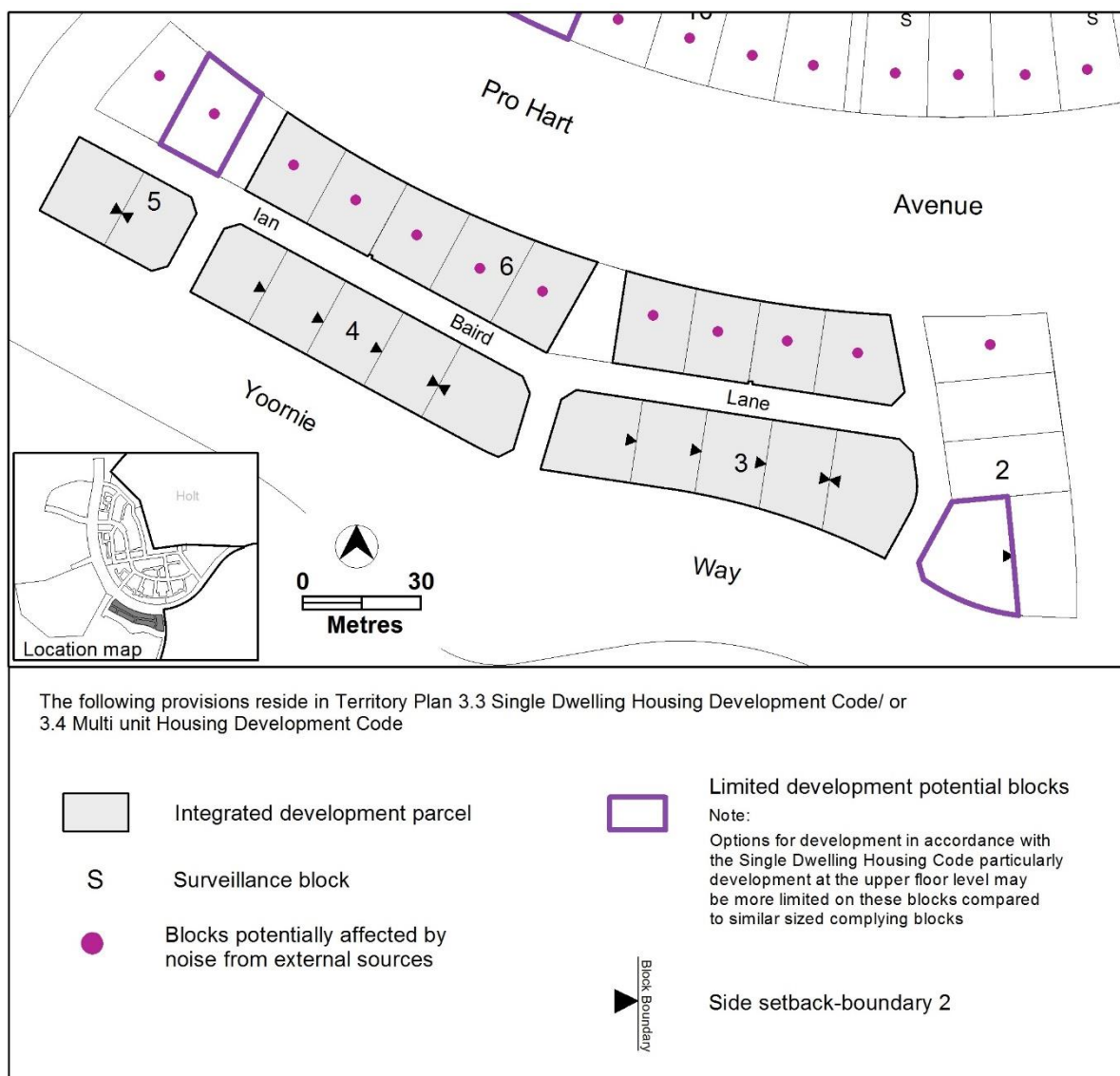


Figure 23 Strathnairn residential area ongoing provisions

OP3 – Strathnairn residential area

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



Figure 24 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 25 Strathnairn residential area ongoing provisions

OP5 – Strathnairn residential area

This part applies to blocks and parcels identified in area OP5 shown on the Strathnairn Precinct Map.

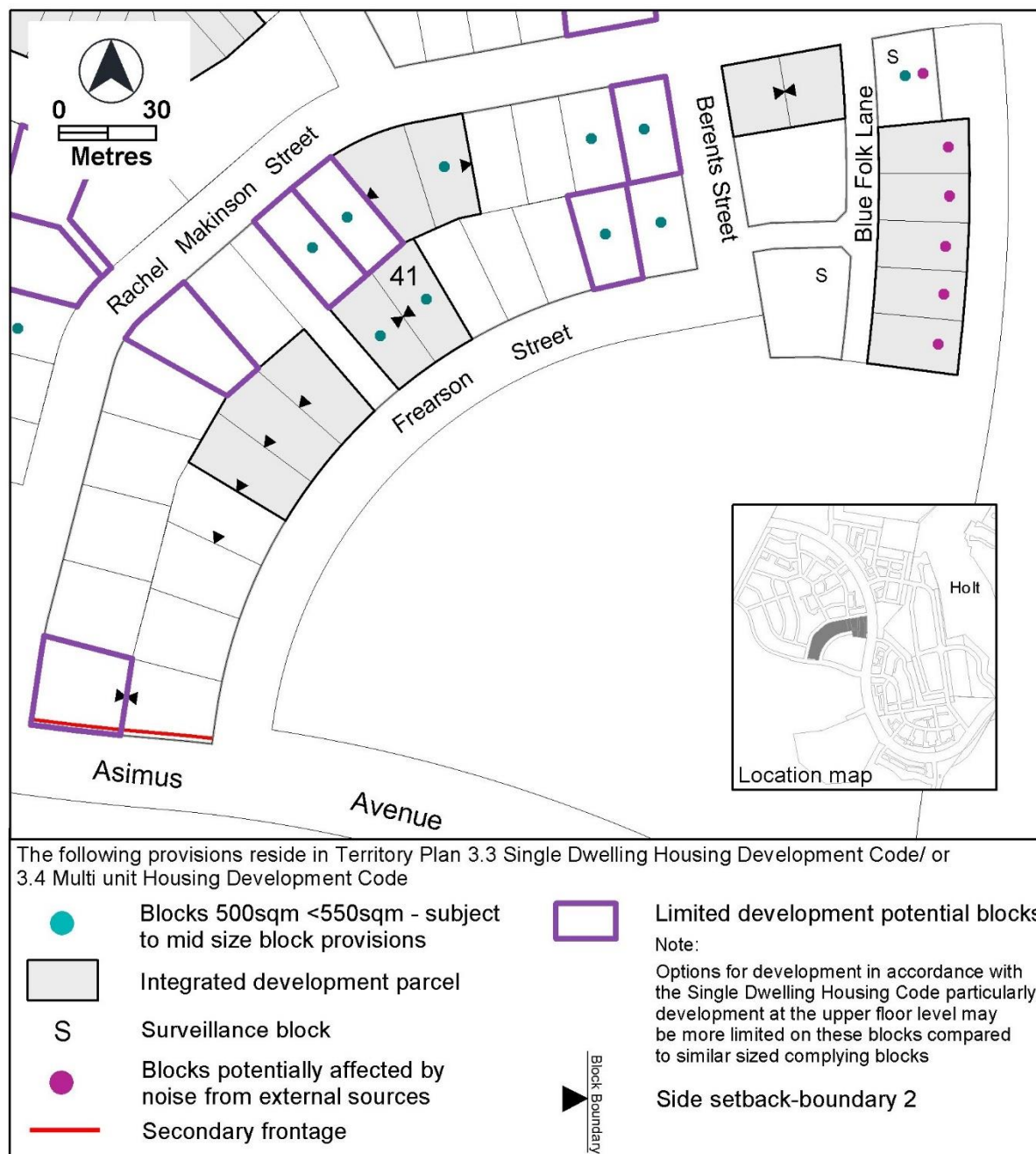


Figure 26 Strathnairn residential area ongoing provisions

OP6 – Strathnairn residential area

This part applies to blocks and parcels identified in area OP6 shown on the Strathnairn Precinct Map.



Figure 27 Strathnairn residential area ongoing provisions

OP7 – Strathnairn residential area

This part applies to blocks and parcels identified in area OP7 shown on the Strathnairn Precinct Map.

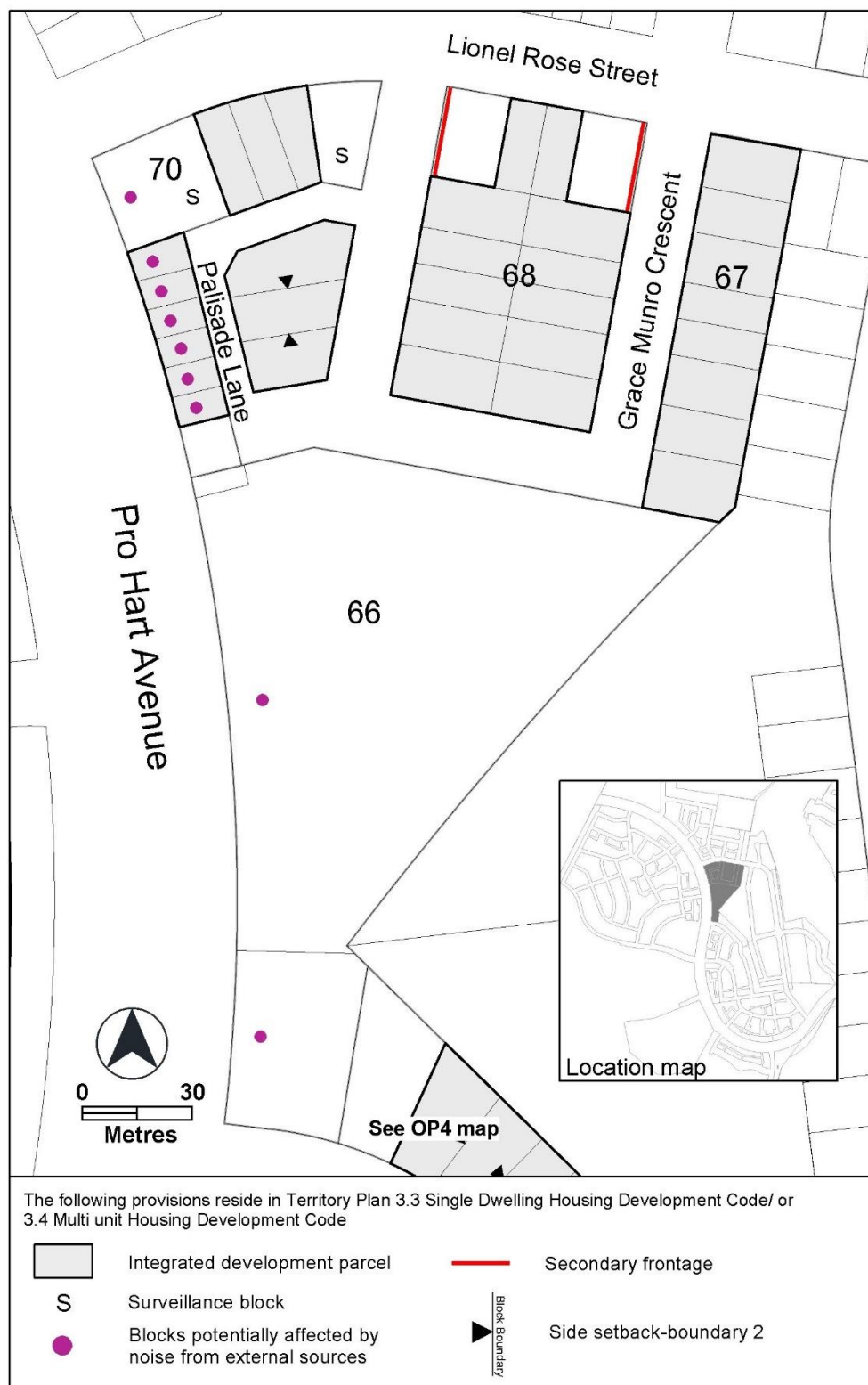


Figure 28 Strathnairn residential area ongoing provisions

OP8 – Strathnairn residential area

This part applies to blocks and parcels identified in area OP8 shown on the Strathnairn Precinct Map.



Figure 29 Strathnairn residential area ongoing provisions

OP9 – Strathnairn residential area

This part applies to blocks and parcels identified in area OP9 shown on the Strathnairn Precinct Map.

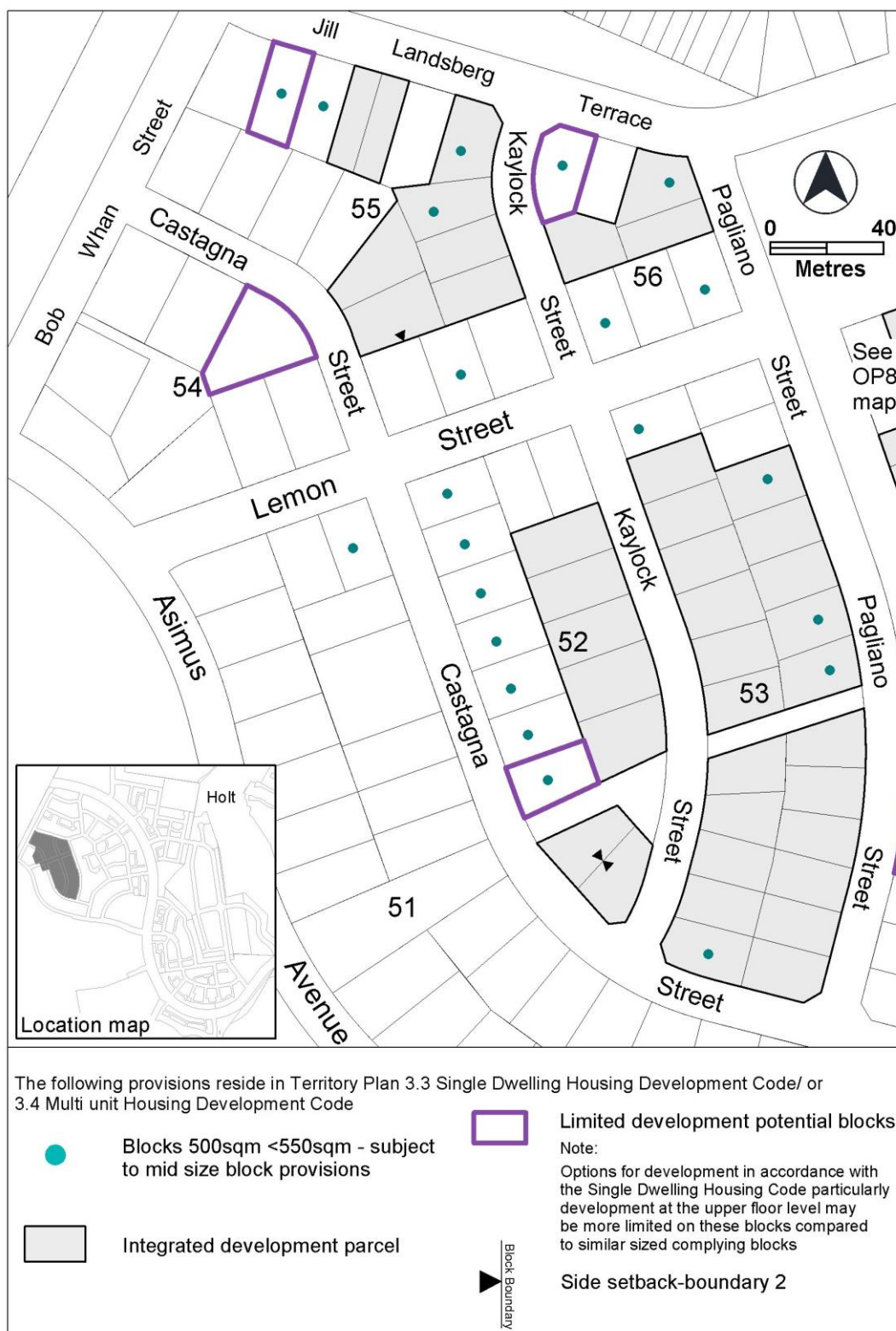


Figure 30 Strathnairn residential area ongoing provisions

OP10 – Strathnairn residential area

This part applies to blocks and parcels identified in area OP10 shown on the Strathnairn Precinct Map.

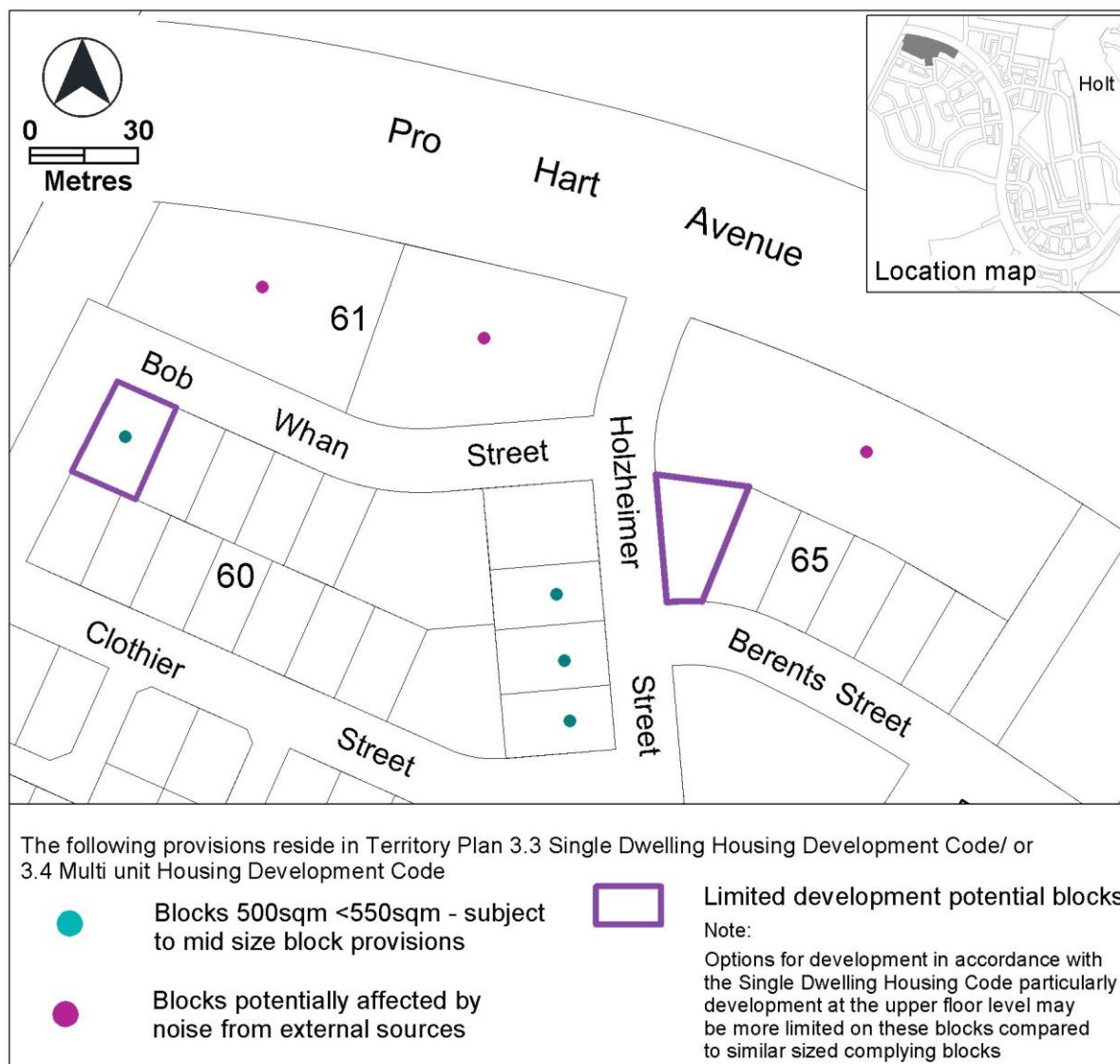


Figure 31 Strathnairn residential area ongoing provisions