

# Planning (Belconnen District) Technical Specifications 2025 (No 2)

Notifiable instrument NI2025-512

made under the

Planning Act 2023, s 51 (Technical specifications)

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## 1 Name of instrument

This instrument is the *Planning (Belconnen District) Technical Specifications 2025 (No 2)*.

## 2 Commencement

This instrument commences on the day after its notification day.

## 3 Technical specifications

I make the technical specifications at schedule 1.

## 4 Revocation

This instrument revokes the *Planning (Belconnen District) Technical Specifications 2025 (No 1)* (NI2025-419).

George Cilliers  
Chief Planner  
5 September 2025



# DS2 – Belconnen District Specifications

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# Belconnen District planning technical specifications

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The primary assessment consideration for a development application is the assessment outcomes in the Territory Plan. In demonstrating compliance with the assessment outcomes, consideration may be given to the relevant planning technical specifications which may serve as a benchmark. While all assessment outcomes are to be met, not all outcomes are covered by a specification.

Planning technical specifications are used as a possible solution or to provide guidance for identified aspects of a development proposal. The specifications may also be used as a reference or benchmark in the preparation and assessment of development proposals to demonstrate compliance with the assessment outcomes, and the Territory Plan.

Where a proposed development complies with a relevant provision in the planning technical specifications and the development comprehensively addresses the assessment outcome, further assessment regarding those specific provisions will not be required.

The specifications in the Belconnen District Specifications can be used to demonstrate compliance with the assessment outcomes in the Belconnen District Policy or the relevant zone policy. Where there is a specific assessment outcome in the Belconnen District Policy, this takes precedence over the equivalent outcome in the zone policy. Where there is no specific assessment outcome in the Belconnen District Policy, the specification can be used to demonstrate compliance with the assessment outcomes in the zone policy.

The Territory Planning Authority may consider advice or written support from a referral entity to demonstrate compliance with a relevant assessment outcome. Where endorsement from an entity is noted as a planning specification, entity referral may be required.

Consistent with the Belconnen District Policy, this Belconnen District Specifications comprises specifications for specific localities, structured according to the localities.

These specifications will only apply to the specific sites or locations they refer to and should be used in conjunction with the relevant district policy, i.e., **Part D2: Belconnen District Policy**.

## 1. Aranda

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Aranda:

No applicable specification for this suburb.

## 2. Belconnen District

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Belconnen District:

No applicable specification for this suburb.

## 3. Belconnen

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Belconnen:

Assessment Outcome	Refer to zone assessment outcome
Specification	
Public open space	3.1. A substantial landscaped and publicly accessible open space area is to be provided to the Rae Street frontage to a minimum depth of 20 metres from the Rae Street front boundary on Belconnen, section 22.

## 4. Bruce

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Bruce:

Assessment Outcome	Refer to zone assessment outcome
Specification	
Gross floor area	4.1. For the area zoned CZ2 in section 3 the maximum gross floor area of shop per tenancy is 200m <sup>2</sup> .

## 5. Charnwood

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The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Charnwood:

**No applicable specification for this suburb.**

## 6. Evatt

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The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Evatt:

**No applicable specification for this suburb.**

## 7. Fraser

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The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Fraser:

**No applicable specification for this suburb.**

## 8. Giralang

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The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Giralang:

**No applicable specification for this suburb.**

## 9. Hawker

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The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Hawker:

**No applicable specification for this suburb.**

## 10. Holt

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Holt:

Assessment Outcome: Refer to zone assessment outcome	
Specification	
Floor to ceiling height – group centre	10.1 Minimum floor to ceiling heights in the group centre comply with the following: a) At ground floor level – 3.6 metres. b) At the second storey and above – 2.7 metres.

## 11. Kaleen

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Kaleen:

No applicable specification for this suburb.

## 12. Latham

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Latham:

No applicable specification for this suburb.

## 13. MacGregor

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in McGregor:

No applicable specification for this suburb.

# 14. Macnamara

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Macnamara:

Assessment Outcome	Refer to zone assessment outcome
Specification	
<b>Principal Private Open Space</b>	<p>14.1. For nominated blocks in <a href="#">Figure 6</a> and <a href="#">Figure 6A</a> with 'PPOS A', minimum principle private open space dimensions 3m x 4m. At least one area of principal private open space on the block complies with all of the following:</p> <ul style="list-style-type: none"> <li>a) Is located 5m or less from a habitable room other than a bedroom.</li> <li>b) Is screened from adjoining public streets and public open space.</li> <li>c) Is located behind the building line (where the front boundary is to a public road), except where enclosed by a courtyard wall.</li> <li>d) Receives not less than 3 hours of direct sunlight onto not less than 50% of the minimum principal private open space area between the hours of 9am and 3pm on the winter solstice (21 June).</li> </ul> <p>14.2. For nominated blocks in <a href="#">Figure 6</a> and <a href="#">Figure 6A</a> with 'PPOS B', principal private open space is provided at the upper floor level and must comply with all of the following:</p> <ul style="list-style-type: none"> <li>a) Is located 5m or less from a habitable room other than a bedroom.</li> <li>b) Receives not less than 3 hours of direct sunlight onto not less than 50% of the minimum principal private open space area between the hours of 9am and 3pm on the winter solstice (21 June).</li> <li>c) Is not less than 12m<sup>2</sup> with a minimum dimension of 1.8m.</li> </ul>
<b>Building storeys</b>	14.3. For blocks identified in <a href="#">Figure 6</a> and <a href="#">Figure 6A</a> with 'Minimum storeys', the minimum number of storeys is nominated.
<b>Setbacks</b>	<p>14.4. For blocks in <a href="#">Figure 3</a>, <a href="#">Figure 4</a>, <a href="#">Figure 5</a>, <a href="#">Figure 6</a>, and <a href="#">Figure 6A</a> with 'nominated minimum setback', the minimum boundary setbacks to specified floor levels are nominated.</p> <p>Note: This provision does not apply to side setbacks for garages and/or carports.</p>
<b>Building envelope</b>	14.5. For nominated blocks in <a href="#">Figure 6</a> and <a href="#">Figure 6A</a> with 'Building envelope', any part of a building that is sited outside of the building envelope or solar building envelope is required to be built to the nominated boundary.
<b>Ventilation requirements</b>	<p>14.6. For nominated blocks in <a href="#">Figure 6</a> and <a href="#">Figure 6A</a> with 'Ventilation requirements', all dwelling lower floor enclosed rooms, including basements and non-habitable rooms and spaces such as garages and storerooms, are to have adequate ventilation (e.g. a rate of 10 Litres per second, per person, or part thereof, as per AS1668.2, or natural ventilation in accordance with AS1668.4).</p> <p>Note: Unless otherwise advised by the EPA</p>
<b>Vehicle access</b>	14.7. Vehicular access is not permitted to or from blocks where indicated in <a href="#">Figure 6</a> and <a href="#">Figure 6A</a> with 'Vehicle access'.
<b>Boundary nominations</b>	<p>14.8. For blocks in <a href="#">Figure 3</a>, <a href="#">Figure 4</a>, <a href="#">Figure 5</a> and <a href="#">Figure 6A</a> with 'Rear boundary', rear boundaries are nominated for the purposes of the Residential Zones Technical Specification.</p> <p>14.9. For blocks in <a href="#">Figure 3</a>, <a href="#">Figure 4</a>, <a href="#">Figure 5</a>, <a href="#">Figure 6</a>, and <a href="#">Figure 6A</a> with 'Side boundary', side boundaries are nominated for the purposes of the Residential Zones Technical Specification.</p>

<b>Gates</b>	14.10. For nominated blocks in <a href="#">Figure 6</a> and <a href="#">Figure 6A</a> with 'Gate, street address and letterbox requirements', gates (where applicable), postal addresses and letterboxes are provided to the nominated rear lane boundary.										
<b>Fencing and courtyard walls</b>	<p>14.11. This provision applies to nominated boundaries in <a href="#">Figure 1</a> and <a href="#">Figure 2</a> including all fencing forward of the building line.</p> <p>Courtyard walls are to be provided to nominated boundaries. Materials permitted for F1, F2, F3 and F4 are a combination of solid and semi-transparent elements as follows:</p> <ul style="list-style-type: none"> <li>• Masonry or stonework; and</li> <li>• If courtyard wall is over 600mm in height, the wall must include infill panels that are semi-transparent using materials of dressed or painted hardwood timber or powder coated aluminium slats (openings to be minimum 10mm).</li> </ul> <p>Materials permitted for F5 are as follows:</p> <ul style="list-style-type: none"> <li>• Powder coated aluminium slats (openings to be a minimum 10mm).</li> </ul> <p>Materials not permitted for all fencing types include:</p> <ul style="list-style-type: none"> <li>• Standard paling fence</li> <li>• Chain mesh fencing</li> <li>• Standard Colorbond fencing</li> <li>• Untreated timber slat fencing</li> <li>• Pool fencing</li> </ul> <p>All fencing and courtyard walls will comply with the following:</p> <ol style="list-style-type: none"> <li>Where located above retaining wall greater than 1m, courtyard wall to be set back a minimum of 600mm from the boundary, providing sufficient space for planting. The maximum combined height of the retaining wall and courtyard wall is 2.2m from the adjacent footpath level.</li> <li>All fencing must not exceed a 2.5 metre height from finished ground level.</li> <li>All walls and fences must accommodate service requirements for water meters and mini pillars and any other required service. Additional setbacks and clearances around services are permitted.</li> <li>Courtyard walls will address and define the confluence of front boundaries on corner blocks.</li> <li>Where dwellings are built to a boundary, the minimum boundary fence length requirement does not apply.</li> <li>Where vehicle access and site lines are required, the minimum boundary fence length requirement does not apply.</li> </ol> <p>Fences are to be constructed in accordance with <a href="#">Table 1</a>.</p>										
<b>WSUD requirements</b>	<p>14.12. Nominated blocks in <a href="#">Figure 3</a>, <a href="#">Figure 4</a>, <a href="#">Figure 5</a>, <a href="#">Figure 6</a>, and <a href="#">Figure 6A</a> with 'WSUD Water Tank Provisions' are subject to water tank size requirements as follows:</p> <table border="1"> <thead> <tr> <th>Block Size (m<sup>2</sup>)</th><th>Minimum tank size (kL)</th></tr> </thead> <tbody> <tr> <td>&gt; 251 - 350</td><td>2</td></tr> <tr> <td>&gt; 351 - 599</td><td>4</td></tr> <tr> <td>&gt; 600 - 800</td><td>8</td></tr> <tr> <td>&gt; 801</td><td>10</td></tr> </tbody> </table>	Block Size (m <sup>2</sup> )	Minimum tank size (kL)	> 251 - 350	2	> 351 - 599	4	> 600 - 800	8	> 801	10
Block Size (m <sup>2</sup> )	Minimum tank size (kL)										
> 251 - 350	2										
> 351 - 599	4										
> 600 - 800	8										
> 801	10										

	Rainwater tanks are installed in accordance with minimum roof capture areas and internal and external connection requirements in the Residential Zones Technical Specification.
<b>Garages</b>	14.13. For blocks identified in <a href="#">Figure 3</a> , <a href="#">Figure 4</a> and <a href="#">Figure 5</a> with 'Garage location provision', garages must be a minimum of 1.5m behind the front building line.
<b>Parking</b>	14.14. For blocks identified in <a href="#">Figure 6</a> and <a href="#">Figure 6A</a> with 'Parking requirements', only one onsite parking space is required.
<b>Development requirements</b>	14.15. Development complies with the specifications identified in <a href="#">Figure 7</a> , <a href="#">Figure 8</a> , and <a href="#">Figure 9</a> .

**Table 1 – Macnamara fencing requirements**

Type	Mandatory fencing/courtyard wall	Minimum boundary length	Minimum setback	Mandatory height
F1	Yes	100%	800mm	1.5m
F2	Yes	50%	0m	1.8m
F3	Yes	50%	0m	1.5m
F4	No	50%	0m	1.5m
F5	Yes	50%	0m	1.8m



**Figure 1 Macnamara – Ongoing Provisions**



Figure 2 Macnamara – Ongoing Provisions

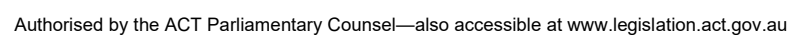


**Figure 3 Macnamara – Ongoing Provisions**

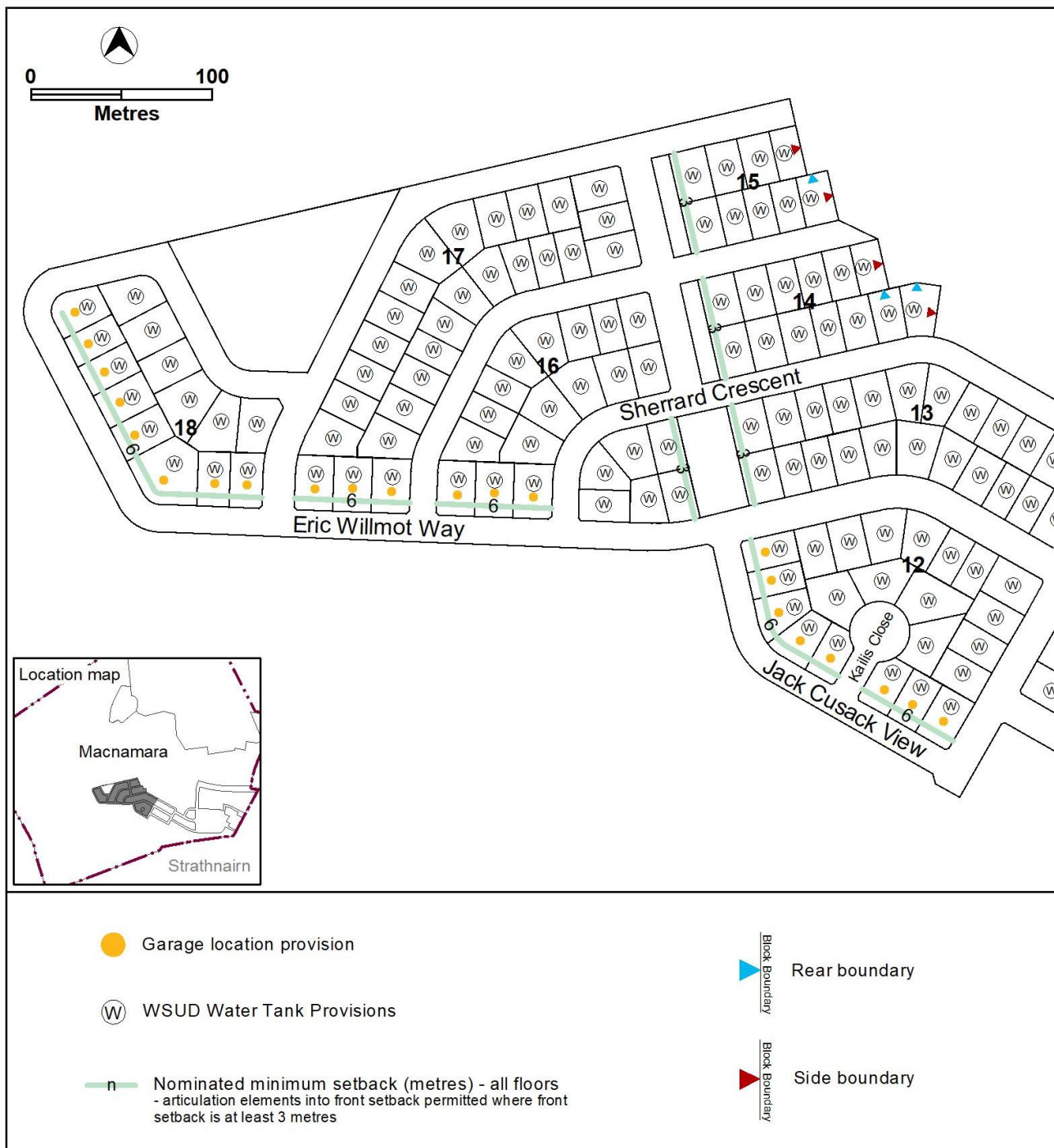




## DS2 – Belconnen District Specifications



**Figure 5 Macnamara – Ongoing Provisions**

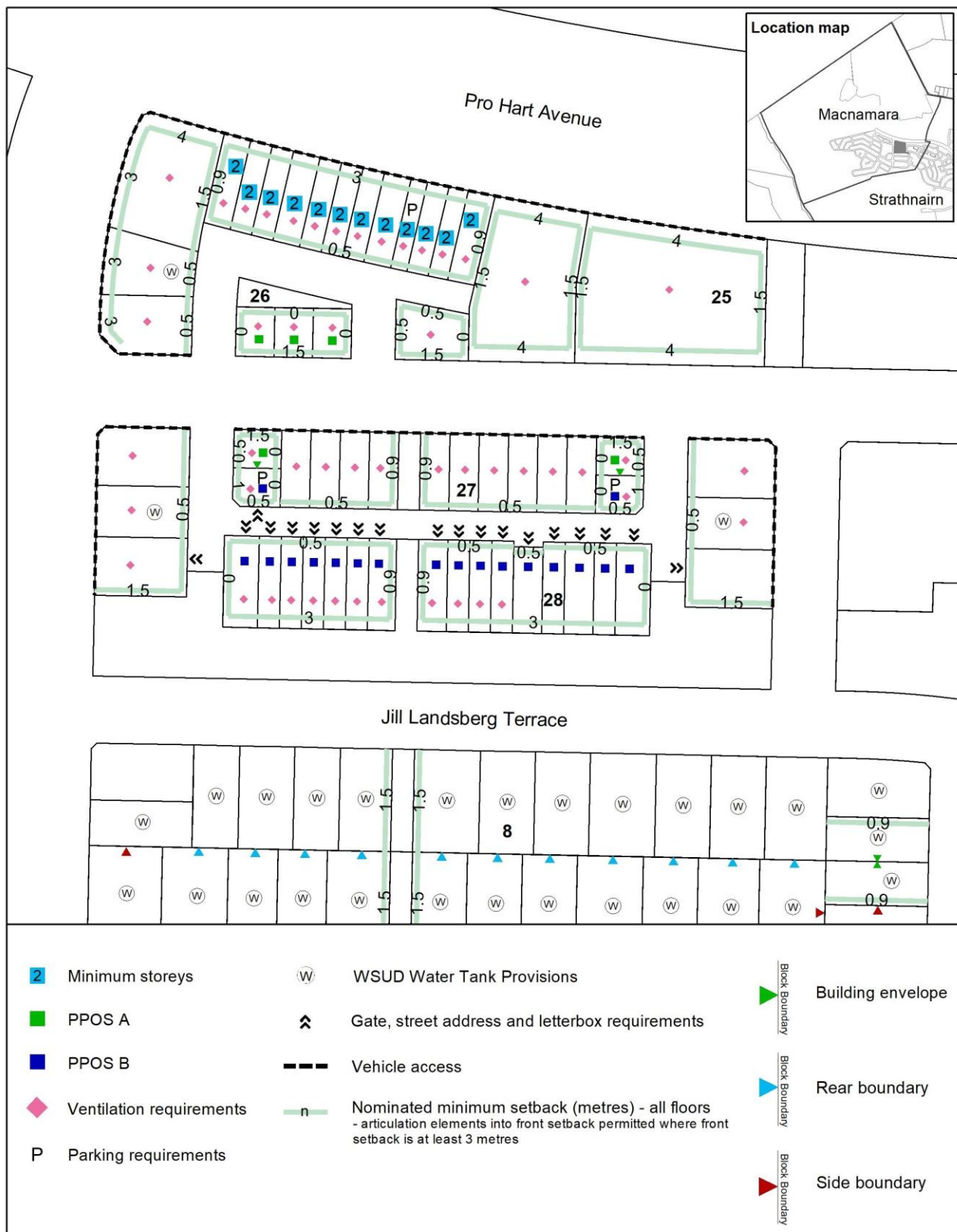


**Figure 6 Macnamara – Ongoing Provisions**

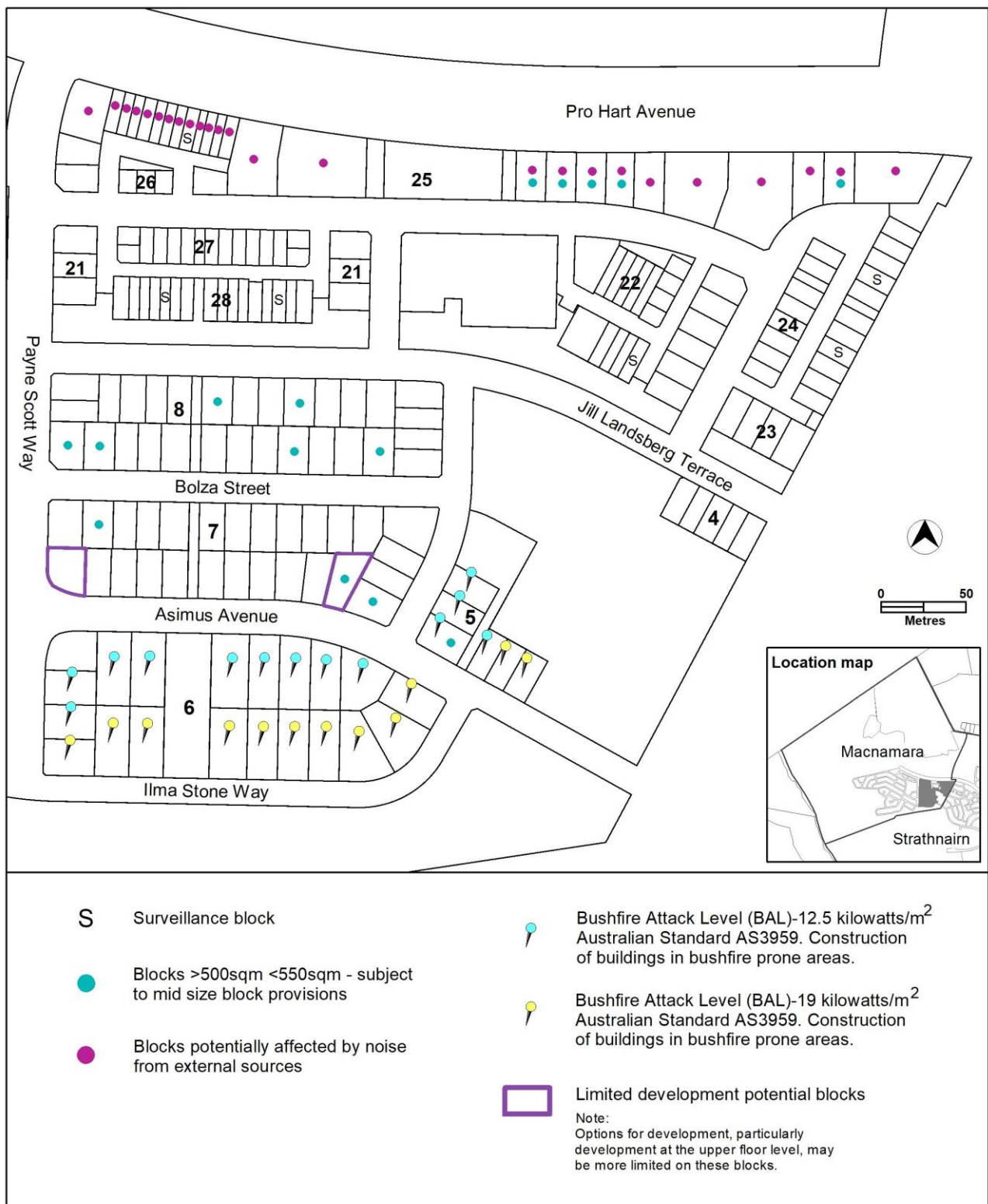




**Figure 6A Macnamara – Ongoing Provisions**

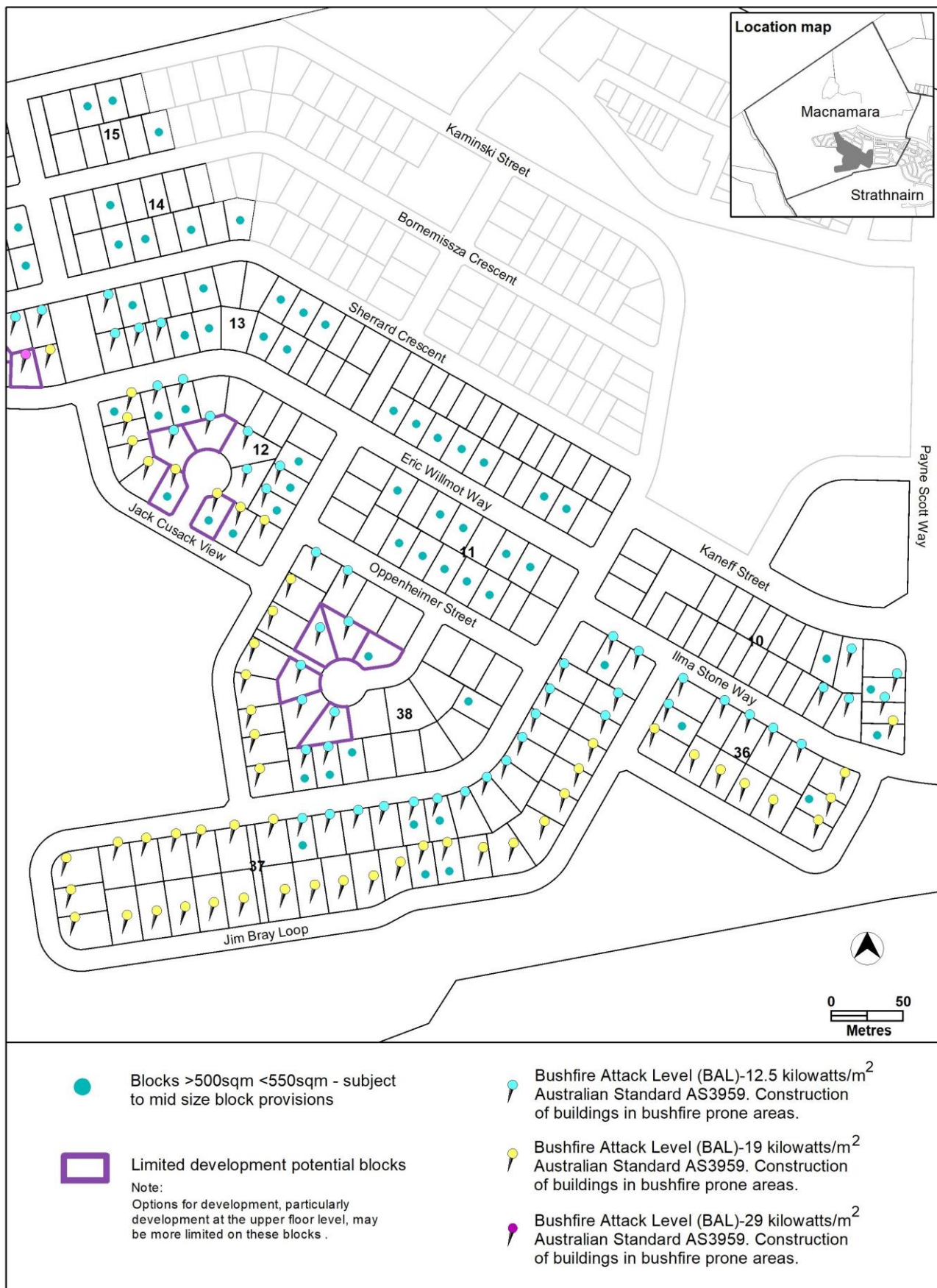


**Figure 7 Macnamara – Ongoing Provisions**

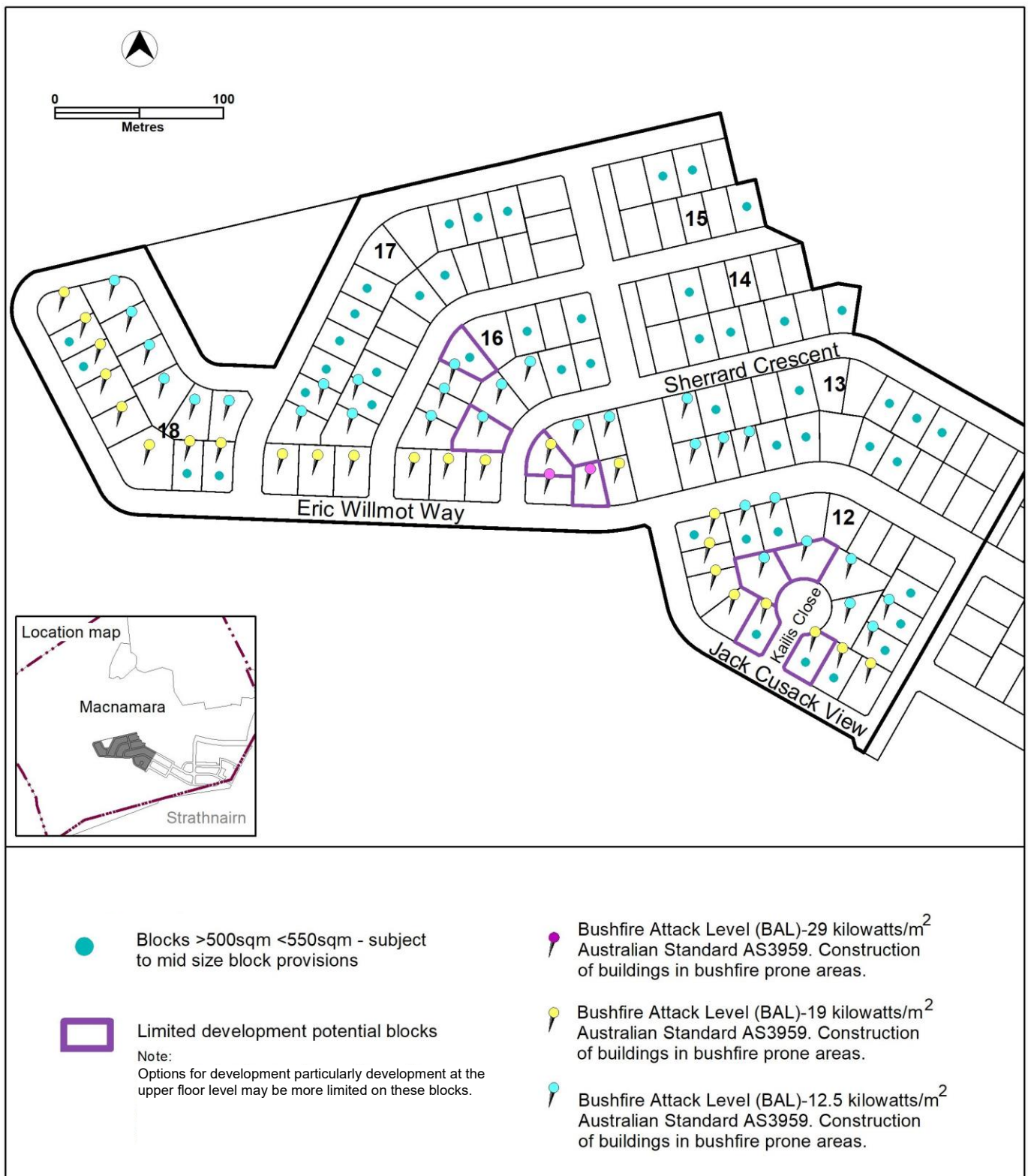




**Figure 8 Macnamara – Ongoing Provisions**



**Figure 9 Macnamara – Ongoing Provisions**



## 15. Macquarie

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The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Macquarie:

**No applicable specification for this suburb.**

## 16. McKellar

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The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in McKellar:

**No applicable specification for this suburb.**

## 17. Melba

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The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Melba:

**No applicable specification for this suburb.**

## 18. Scullin

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The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Scullin:

**No applicable specification for this suburb.**

# 19. Strathnairn

The following specifications provide possible solutions that should be considered in planning, placing, designing and using buildings and structures for proposed development in Strathnairn:

Assessment Outcome: Refer to zone assessment outcome	
Specification	
<b>Principle private open space</b>	<p>19.1. For blocks identified in <a href="#">Figure 12</a>, <a href="#">Figure 17</a>, <a href="#">Figure 18</a>, <a href="#">Figure 19</a>, <a href="#">Figure 20</a>, <a href="#">Figure 23</a>, <a href="#">Figure 25</a>, <a href="#">Figure 28</a>, <a href="#">Figure 29</a>, <a href="#">Figure 32</a>, and <a href="#">Figure 33</a>, the minimum dimensions or area of principal private open space are nominated. At least one area of principal private open space on the block complies with all of the following:</p> <ol style="list-style-type: none"> <li>Directly accessible from, and adjacent to, a habitable room other than a bedroom.</li> <li>Screened from adjoining public streets and public open space.</li> <li>Located behind the building line, except where enclosed by a courtyard wall.</li> <li>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).</li> </ol> <p>Where nominated at Upper Floor Level principal private open space also complies with the following:</p> <ol style="list-style-type: none"> <li>Not less than 12m<sup>2</sup>.</li> </ol>
<b>Principle private open space/Daytime living</b>	<p>19.2. For blocks identified in <a href="#">Figure 31</a>, the principal private open space and daytime living area is located on the western side of the block.</p>
<b>Building storeys</b>	<p>19.3. For blocks identified in <a href="#">Figure 12</a>, <a href="#">Figure 13</a>, <a href="#">Figure 14</a>, <a href="#">Figure 15</a>, <a href="#">Figure 16</a>, <a href="#">Figure 17</a>, and <a href="#">Figure 18</a>, the mandatory number of storeys is nominated.</p>
<b>Setbacks</b>	<p>19.4. The minimum boundary setbacks to lower floor level and/or upper floor level are identified in <a href="#">Figure 12</a> to <a href="#">Figure 33</a>. This does not apply to setbacks for garages and/or carports.</p> <p>Note: Side boundary 1 and side boundary 2 are nominated by the applicant unless otherwise specified in this specification.</p>
	<p>19.5. For blocks identified in <a href="#">Figure 12</a> to <a href="#">Figure 18</a>, <a href="#">Figure 20</a> to <a href="#">Figure 32</a>, the minimum setback to garage/carport/surveillance unit is nominated.</p>
<b>Solar building envelope</b>	<p>19.6. Blocks identified in <a href="#">Figure 20</a>, <a href="#">Figure 22</a>, <a href="#">Figure 23</a>, <a href="#">Figure 24</a>, and <a href="#">Figure 26</a>, are exempt from solar building provisions in the Residential Zone specifications.</p>
<b>Gates</b>	<p>19.7. For blocks identified in <a href="#">Figure 12</a>, <a href="#">Figure 13</a>, <a href="#">Figure 15</a>, <a href="#">Figure 16</a>, and <a href="#">Figure 18</a>, an access gate to open space is required.</p> <p>19.8. For blocks identified in <a href="#">Figure 20</a>, <a href="#">Figure 21</a>, <a href="#">Figure 22</a>, <a href="#">Figure 23</a>, <a href="#">Figure 24</a>, <a href="#">Figure 26</a>, and <a href="#">Figure 30</a>, the location of the gate, street address and letterbox are nominated.</p>
<b>Fencing</b>	<p>19.9. For blocks identified in <a href="#">Figure 10</a>, fencing materials are to be a combination of solid and semi-transparent elements as follows:</p> <ul style="list-style-type: none"> <li>Masonry or stonework.</li> <li>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).</li> </ul> <p>The following materials/ fencing are not permitted:</p> <ul style="list-style-type: none"> <li>Paling fence.</li> <li>Chain mesh fencing.</li> <li>Colorbond fence.</li> </ul>

	<ul style="list-style-type: none"> <li>• Untreated timber slat fencing.</li> <li>• Timber sleepers.</li> <li>• Brush fencing.</li> </ul> <p>Fences are to be constructed in accordance with <a href="#">Table 2</a>.</p>												
	<p>19.10. For blocks identified in <a href="#">Figure 11</a>, fencing materials are to be a combination of solid and semi-transparent elements as follows:</p> <ul style="list-style-type: none"> <li>• Masonry, stonework or a combination of raised garden beds of minimum of 400mm high with hedging.</li> <li>• 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).</li> </ul> <p>The following materials/ fencing are not permitted:</p> <ul style="list-style-type: none"> <li>• Paling fence.</li> <li>• Chain mesh fencing.</li> <li>• Colorbond fence.</li> <li>• Untreated timber slat fencing.</li> <li>• Timber sleepers.</li> <li>• Brush fencing.</li> </ul> <p>Fences are to be constructed in accordance with <a href="#">Table 3</a>.</p>												
<b>Walls</b>	<p>19.11. For blocks identified in <a href="#">Figure 12</a>, <a href="#">Figure 15</a>, <a href="#">Figure 17</a> to <a href="#">Figure 30</a>, <a href="#">Figure 32</a>, and <a href="#">Figure 33</a>, the maximum length of wall at nominated setback cannot exceed nominated length.</p>												
<b>Screening treatments</b>	<p>19.12. For blocks identified in <a href="#">Figure 31</a> and <a href="#">Figure 32</a>, landscaping screening treatments of minimum 1.8m high to principal private open space.</p> <p>19.13. For blocks identified in <a href="#">Figure 31</a>, fencing and landscaping complies with all of the following:</p> <ol style="list-style-type: none"> <li>A 1.8 metre solid timber lapped and capped fence on the boundary with a 4.5 metre high mesh fence within the block as close to the timber fence as possible.</li> <li>Mesh fence includes evergreen climbing planting.</li> <li>A 3 metre planting area from the mesh fence into the block.</li> </ol>												
<b>Water tank requirements</b>	<p>19.14. Rainwater tanks on single dwelling blocks are provided to meet the following water tank size requirements and are installed in accordance with minimum roof capture areas and internal and external connection requirement:</p> <table border="1"> <thead> <tr> <th>Block Size (m<sup>2</sup>)</th><th>Minimum tank size (kL)</th></tr> </thead> <tbody> <tr> <td>0 ≤ 250</td><td>0</td></tr> <tr> <td>&gt; 250 - 350</td><td>2</td></tr> <tr> <td>&gt; 350 - 599</td><td>4</td></tr> <tr> <td>&gt; 599 - 800</td><td>8</td></tr> <tr> <td>&gt; 800</td><td>10</td></tr> </tbody> </table> <p>19.15. For blocks identified in <a href="#">Figure 25</a>, <a href="#">Figure 29</a>, <a href="#">Figure 31</a>, and <a href="#">Figure 32</a>, rain water tanks must be installed in accordance with the Residential Zones Technical Planning Specifications.</p>	Block Size (m <sup>2</sup> )	Minimum tank size (kL)	0 ≤ 250	0	> 250 - 350	2	> 350 - 599	4	> 599 - 800	8	> 800	10
Block Size (m <sup>2</sup> )	Minimum tank size (kL)												
0 ≤ 250	0												
> 250 - 350	2												
> 350 - 599	4												
> 599 - 800	8												
> 800	10												
<b>Garage/Carport location</b>	<p>19.16. For blocks identified in <a href="#">Figures 31</a>, garages/ carports are not to directly address Sally Ross way and Speldewinde Street.</p>												
<b>Parking</b>	<p>19.17. For blocks identified in <a href="#">Figure 12</a>, <a href="#">Figure 13</a>, <a href="#">Figure 17</a>, <a href="#">Figure 19</a>, <a href="#">Figure 30</a>, <a href="#">Figure 31</a>, <a href="#">Figure 32</a>, and <a href="#">Figure 33</a>, only one onsite parking space is required.</p>												

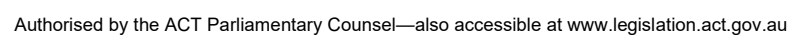
<b>Development provisions</b>	19.18. Development complies with the specifications identified in <a href="#">Figure 34</a> to <a href="#">Figure 44</a> .
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**Figure 10 Strathnairn – Ongoing Provisions**



## DS2 – Belconnen District Specifications





**Figure 12 Strathnairn – Ongoing Provisions**



**Figure 13 Strathnairn – Ongoing Provisions**

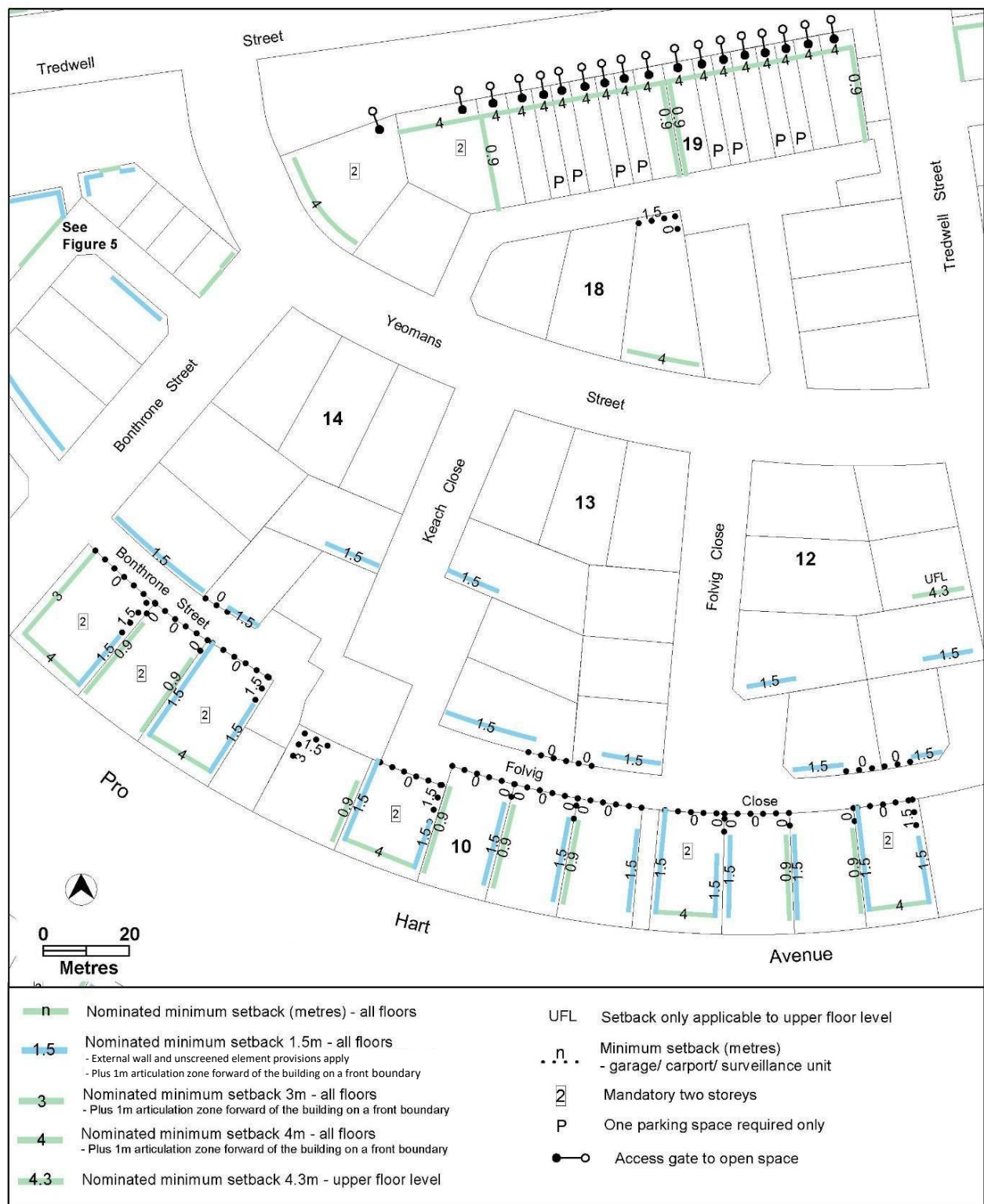
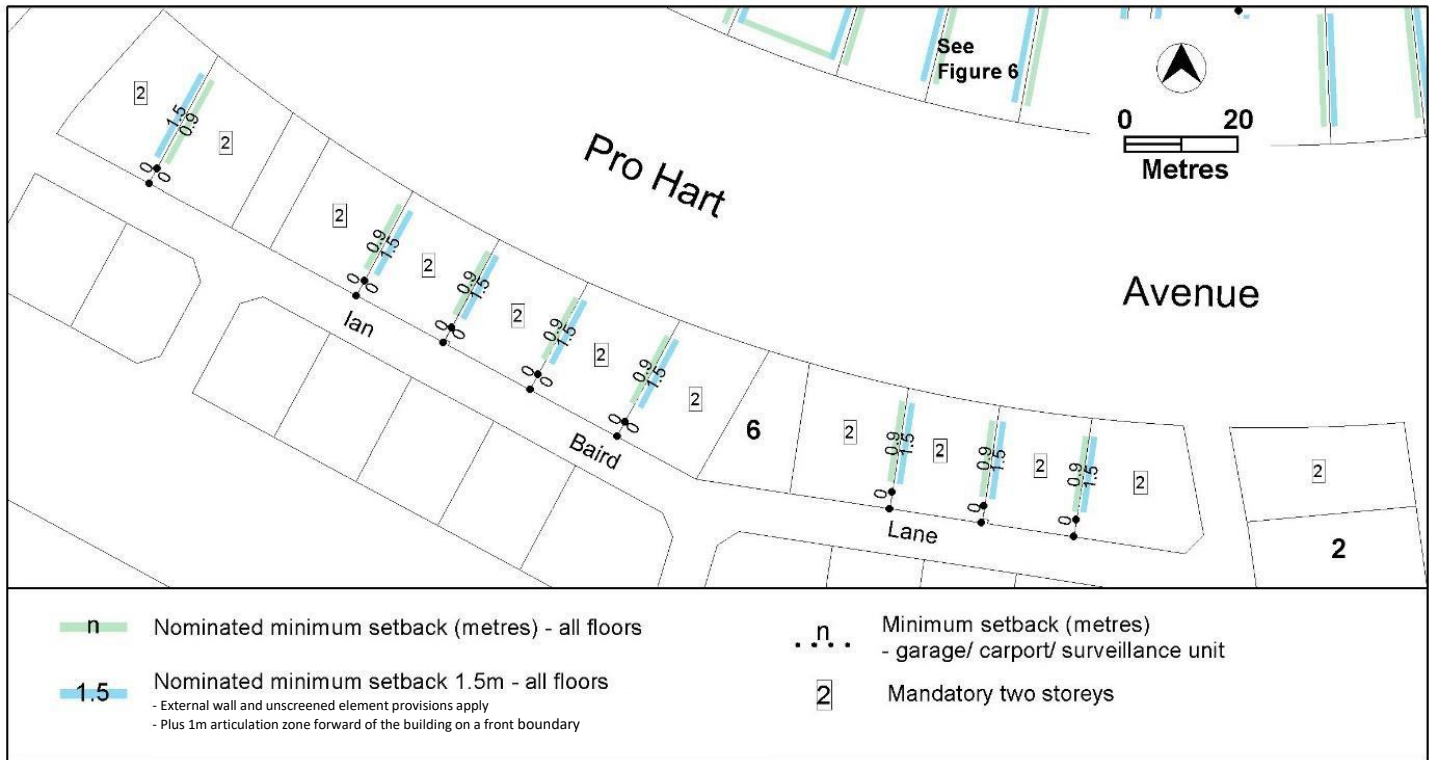
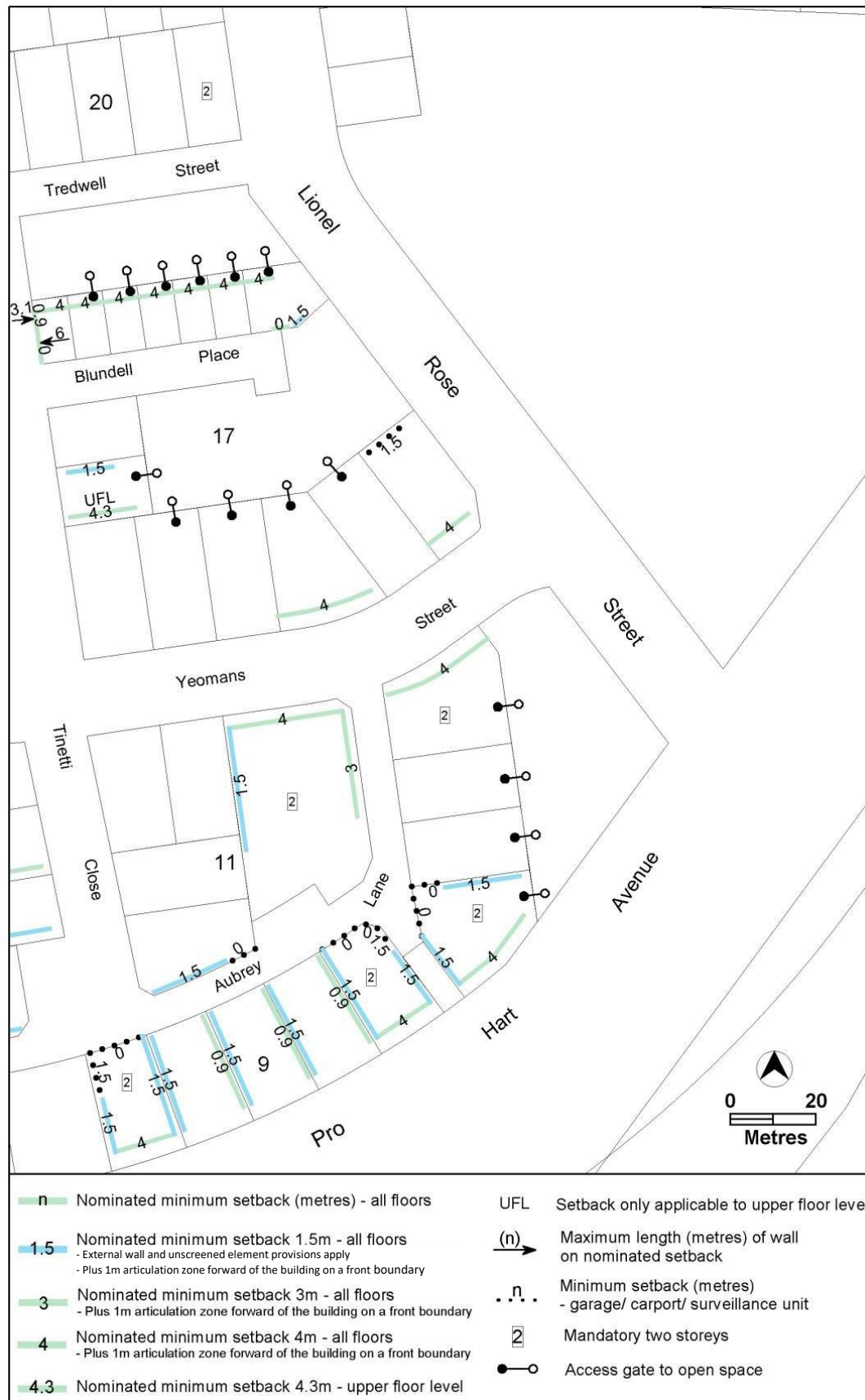


Figure 14 Strathnairn – Ongoing Provisions



**Figure 15 Strathnairn – Ongoing Provisions**

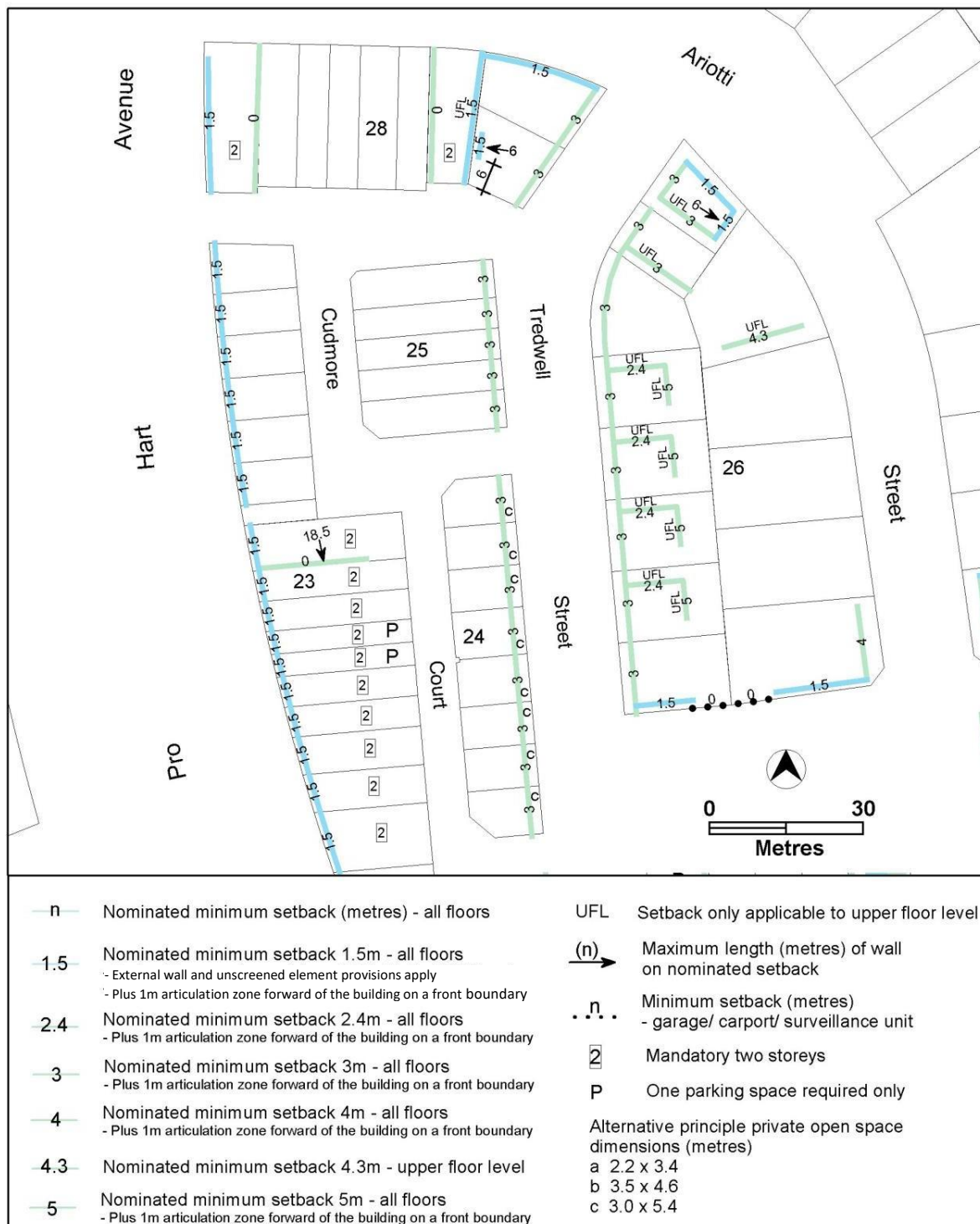


**Figure 16 Strathnairn – Ongoing Provisions**

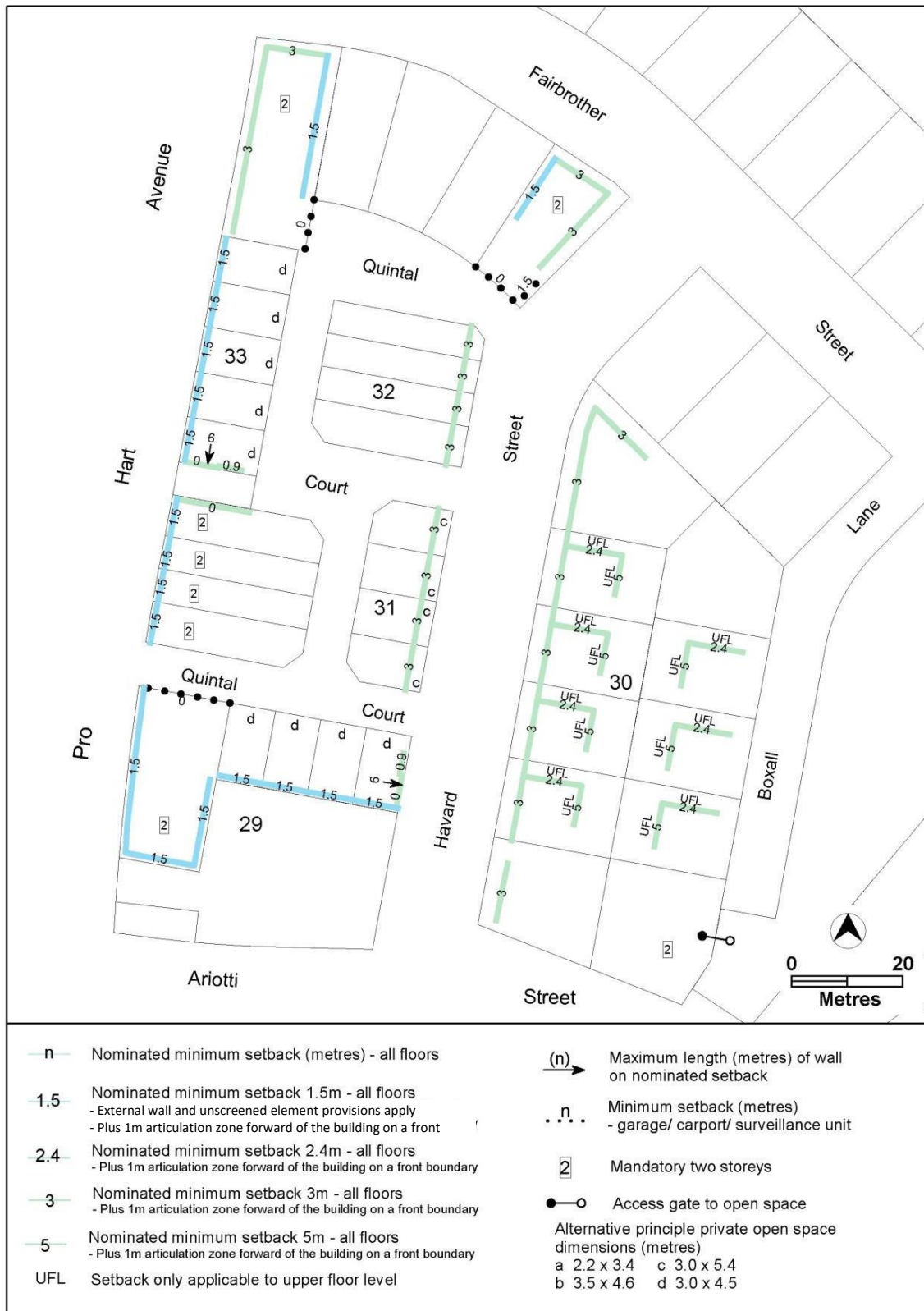




**Figure 17 Strathnairn – Ongoing Provisions**



**Figure 18 Strathnairn – Ongoing Provisions**



**Figure 19 Strathnairn – Ongoing Provisions**

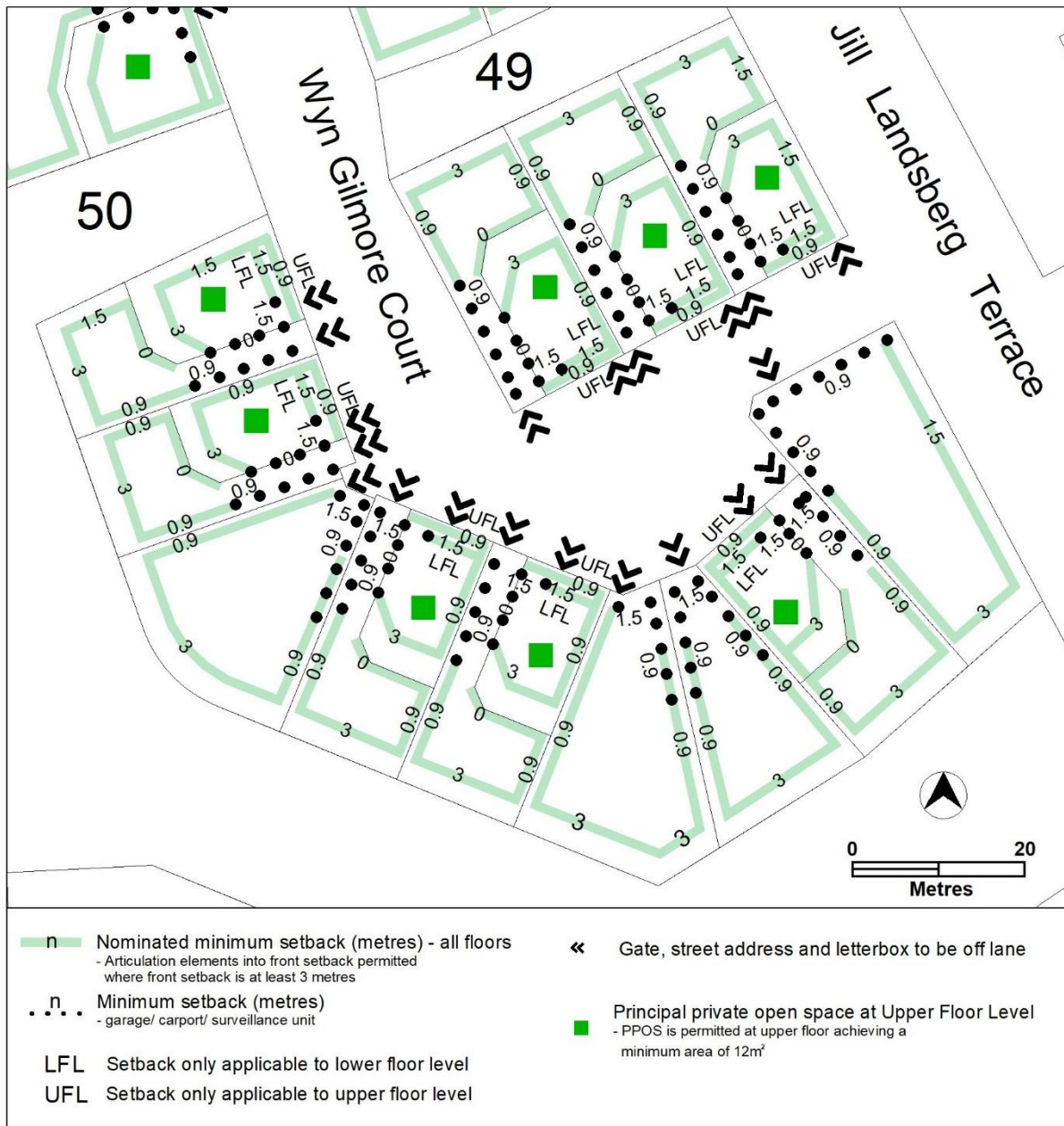




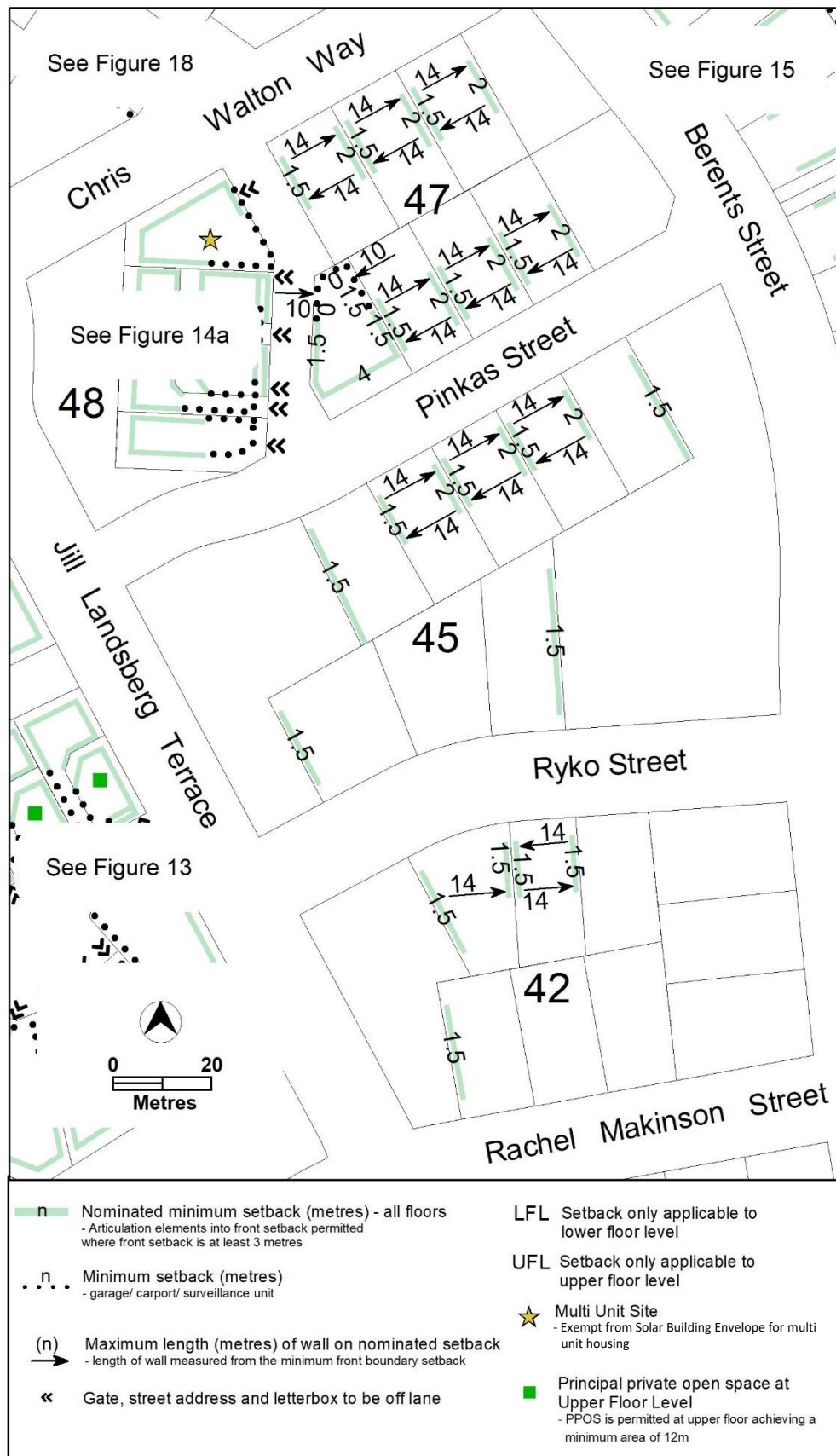
**Figure 20 Strathnairn – Ongoing Provisions**



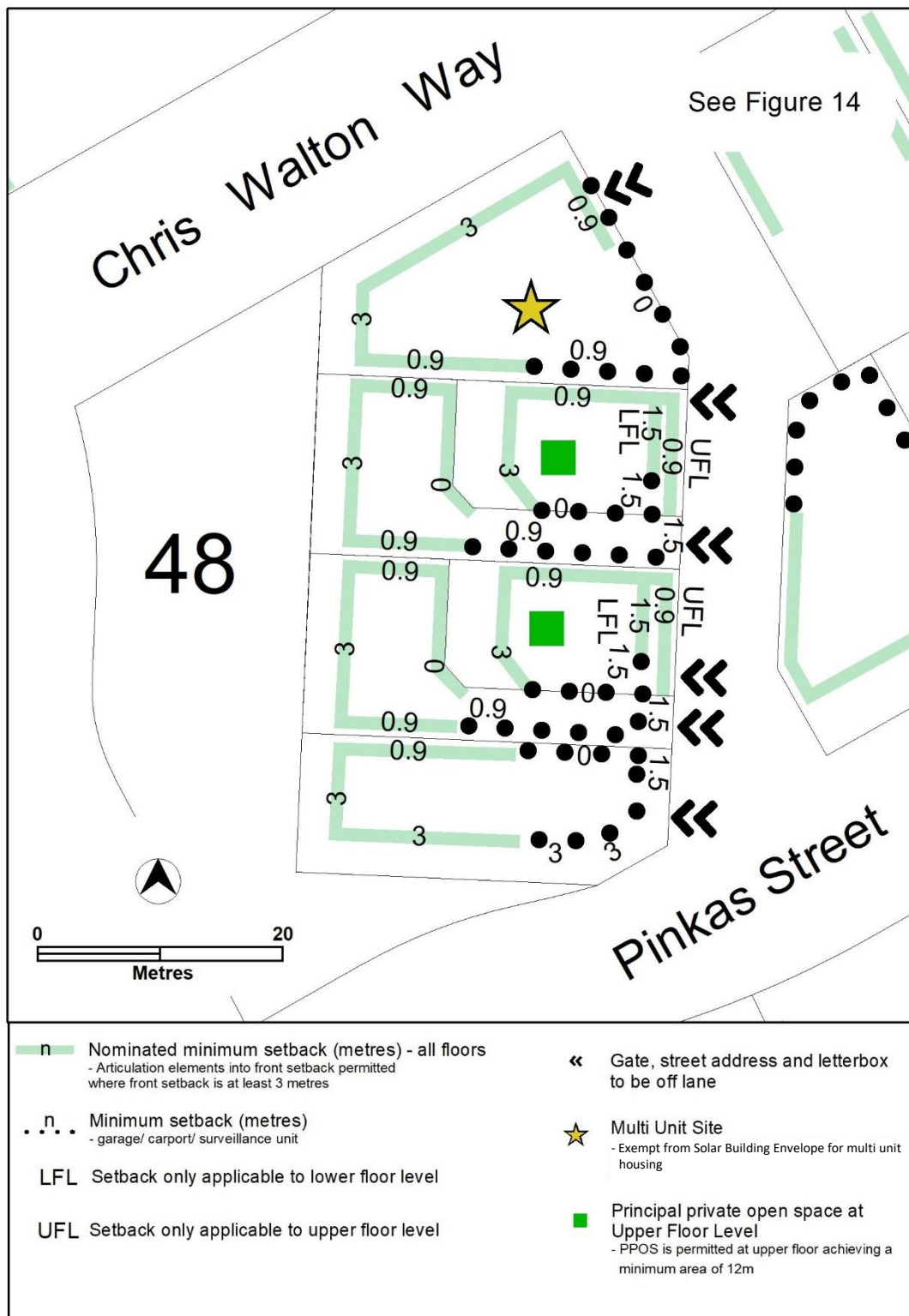
**Figure 21 Strathnairn – Ongoing Provisions**



**Figure 22 Strathnairn – Ongoing Provisions**

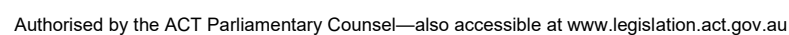


**Figure 23 Strathnairn – Ongoing Provisions**

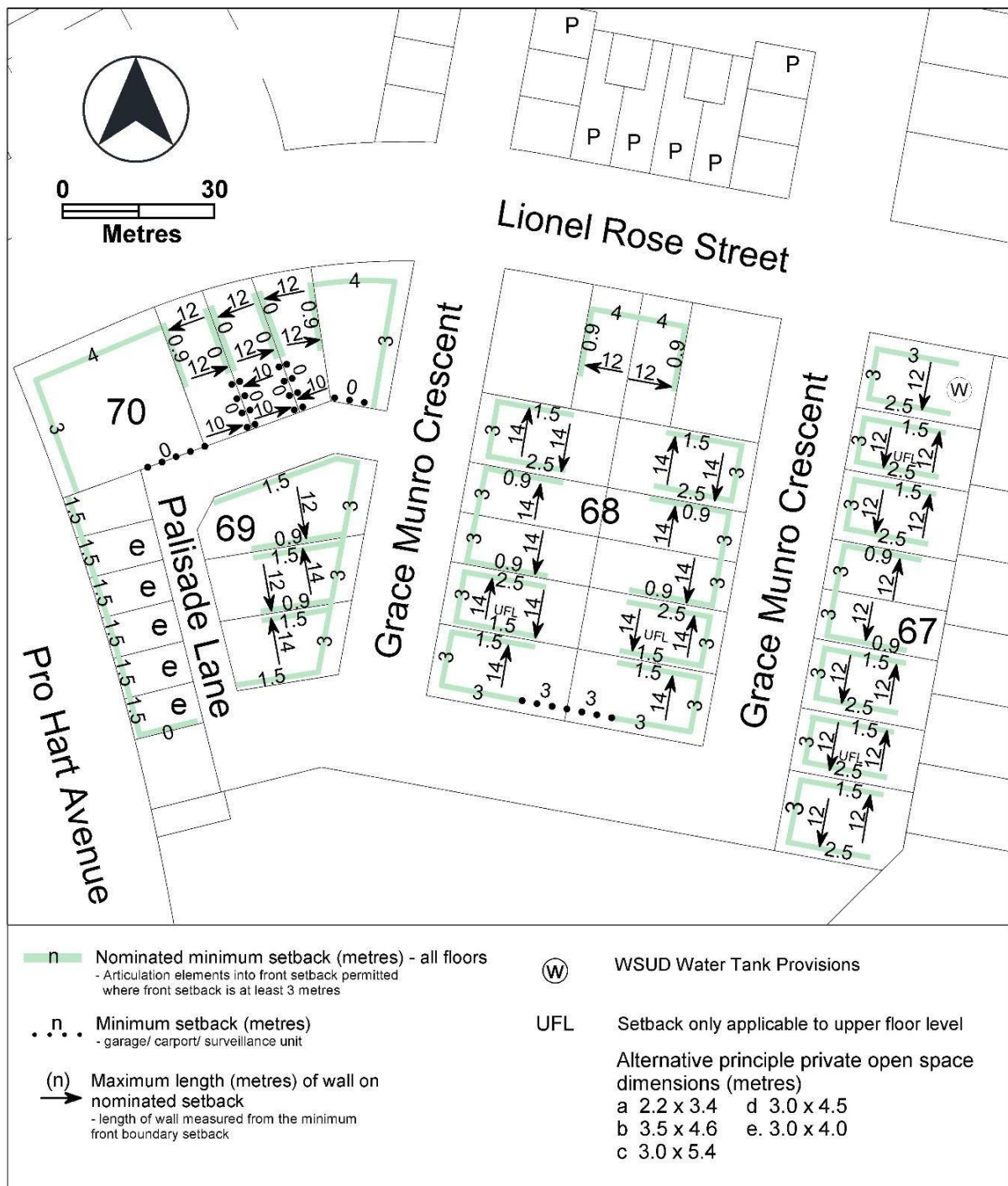




## DS2 – Belconnen District Specifications



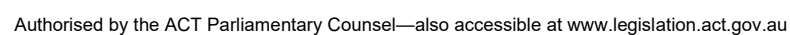
**Figure 25 Strathnairn – Ongoing Provisions**



**Map Legend:**

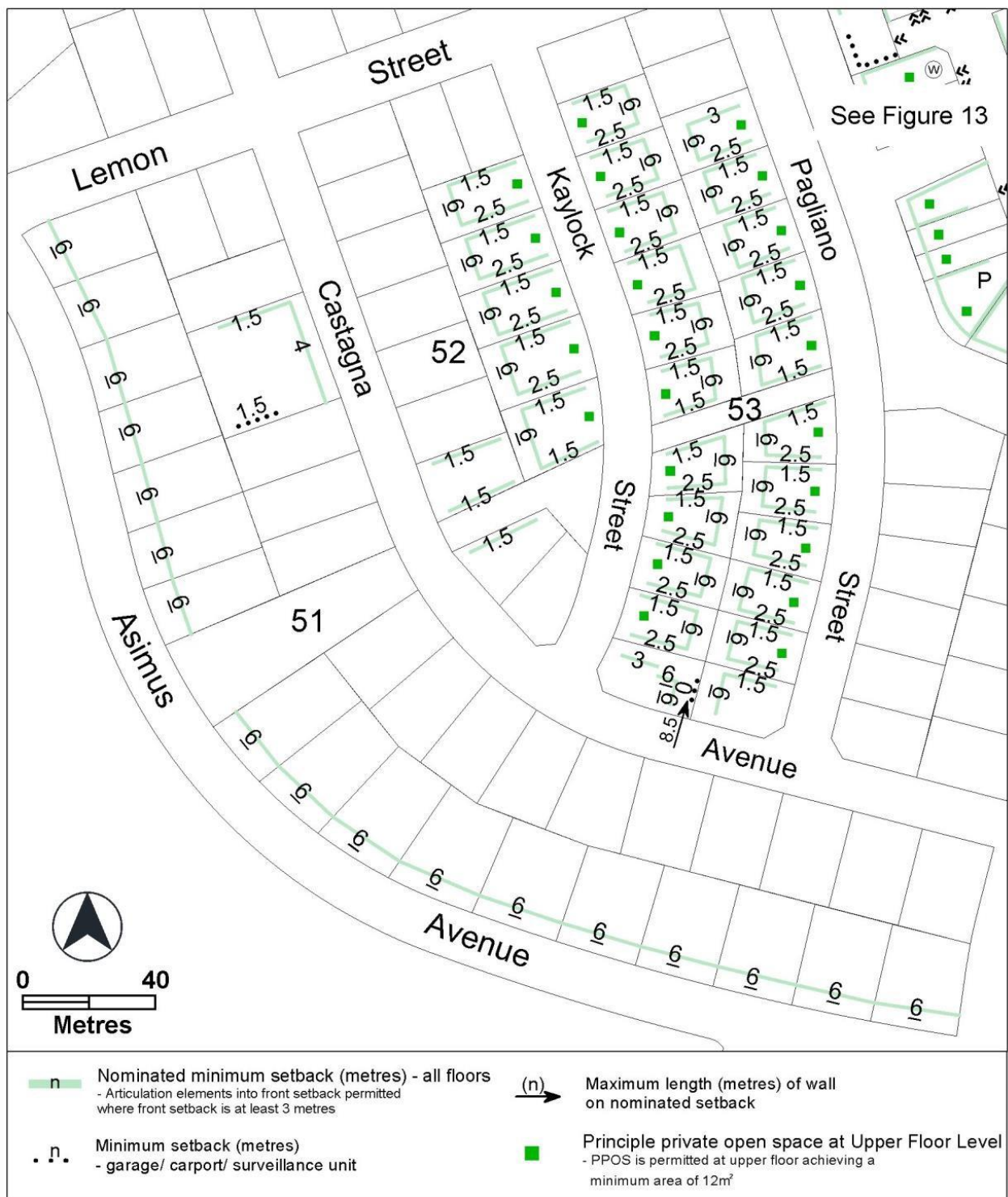
- n** Nominated minimum setback (metres) - all floors
  - Articulation elements into front setback permitted where front setback is at least 3 metres
- . . n . .** Minimum setback (metres)
  - garage/ carport/ surveillance unit
- (n)** Maximum length (metres) of wall on nominated setback
  - length of wall measured from the minimum front boundary setback
- «** Gate, street address and letterbox to be off lane
- ★** Multi Unit Site
  - Exempt from Solar Building Envelope for multi unit housing

## DS2 – Belconnen District Specifications

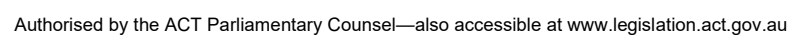




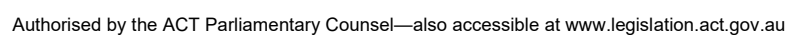
**Figure 28 Strathnairn – Ongoing Provisions**



## DS2 – Belconnen District Specifications



## DS2 – Belconnen District Specifications

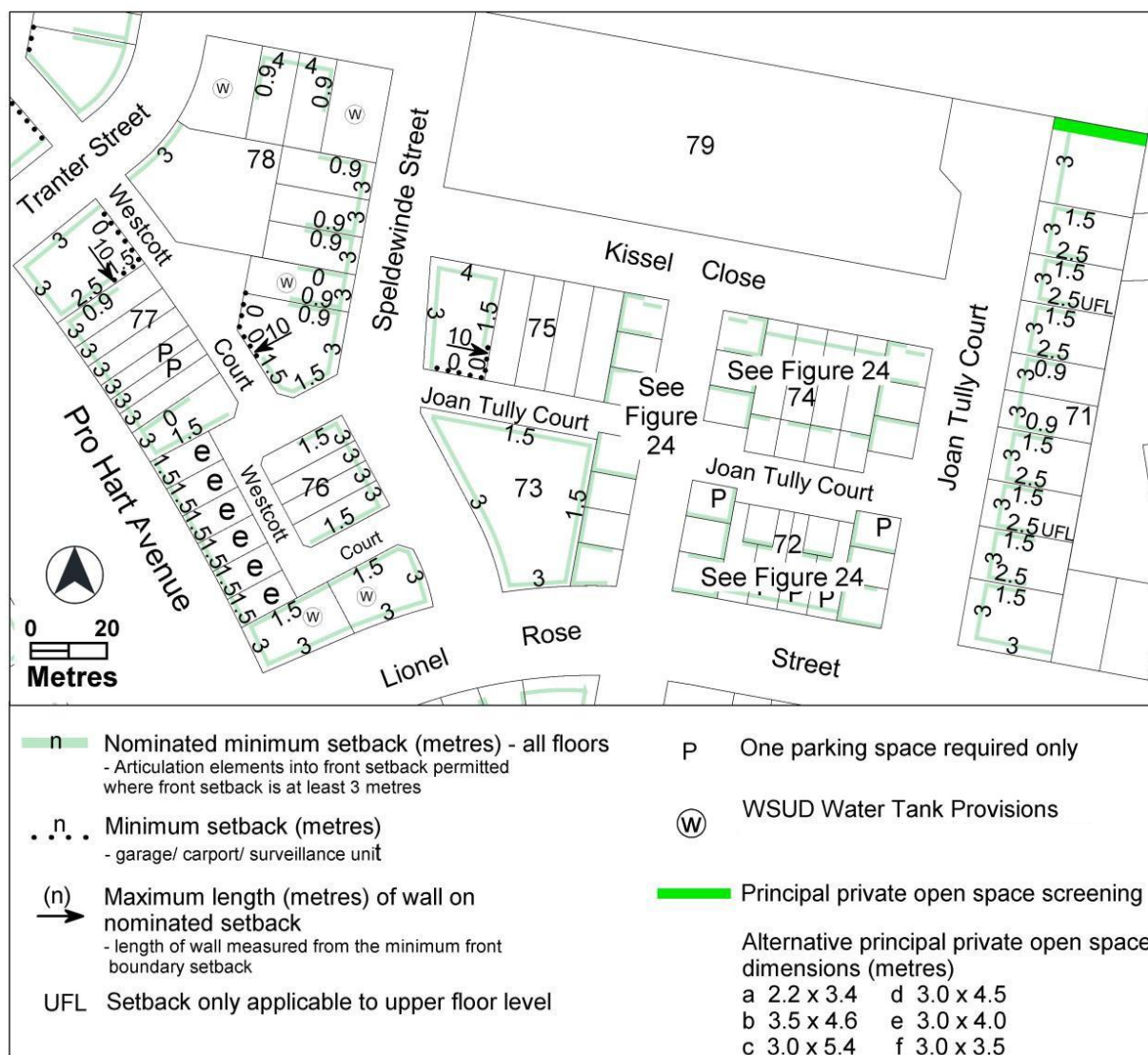




**Figure 31 Strathnairn – Ongoing Provisions**

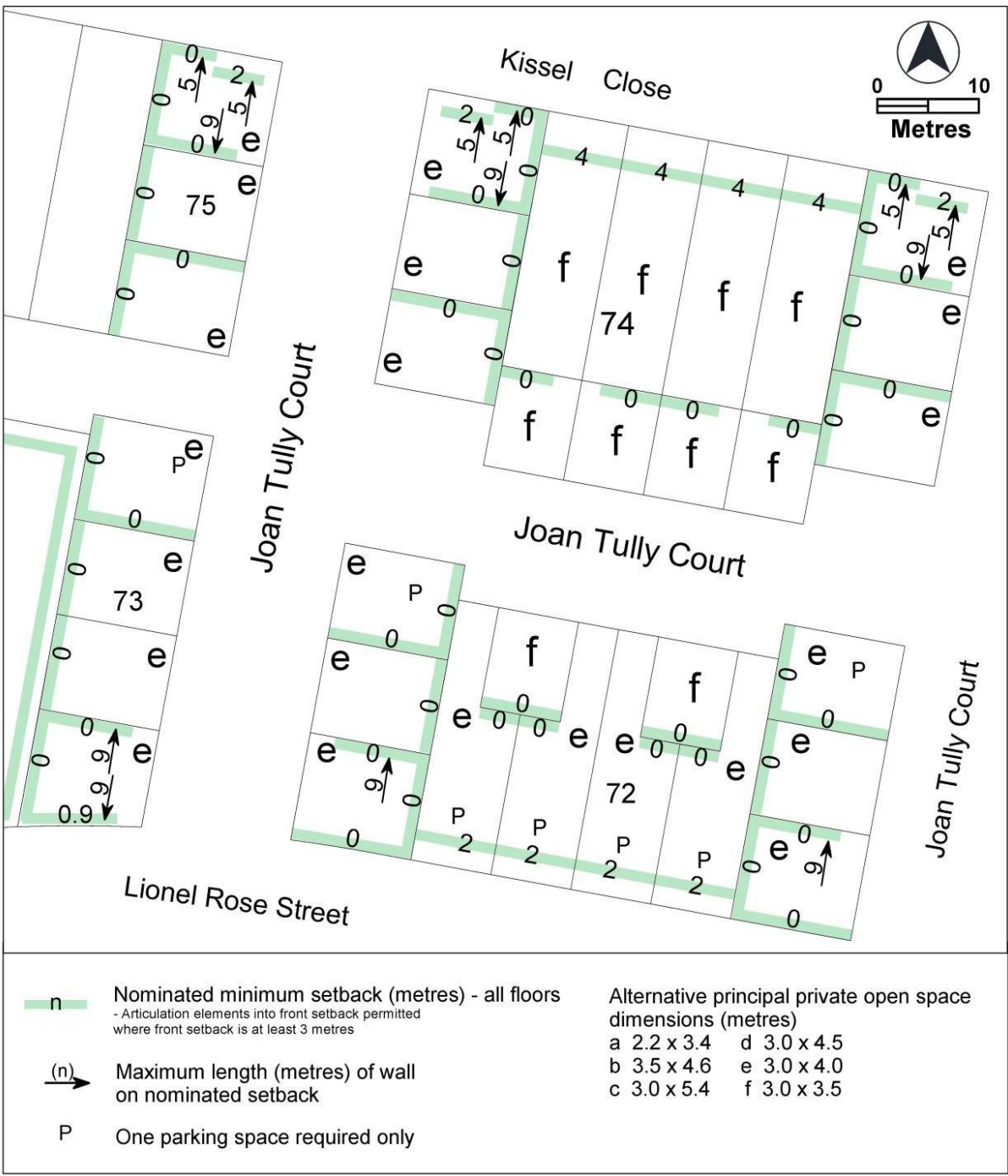


### Figure 32 Strathnairn – Ongoing Provisions





**Figure 33 Strathnairn – Ongoing Provisions**



**Figure 34 Strathnairn – Ongoing Provisions**



The map shows a residential area with several streets: Pro Hart Avenue at the top, Yoomie Way at the bottom, and Baird Lane running diagonally. There are six numbered blocks (1-6) and several surveillance blocks marked with 'S'. Blocks 1, 2, 3, 4, 5, and 6 are shown in grey. Blocks 1 and 2 are outlined in purple, indicating limited development potential. A location map in the bottom left shows the area's context within a larger region. A scale bar indicates 0 to 30 metres. A legend explains the symbols: 'S' for Surveillance block, a purple dot for blocks potentially affected by noise from external sources, a purple outline for limited development potential blocks, and a black arrow for side setback-boundary 2.

**Legend:**

- S Surveillance block
- Blocks potentially affected by noise from external sources
- Limited development potential blocks
- Note: Options for development particularly development at the upper floor level may be more limited on these blocks.
- Side setback-boundary 2

Figure 36 Strathnairn – Ongoing Provisions



**Figure 37 Strathnairn – Ongoing Provisions**





Figure 38 Strathnairn – Ongoing Provisions

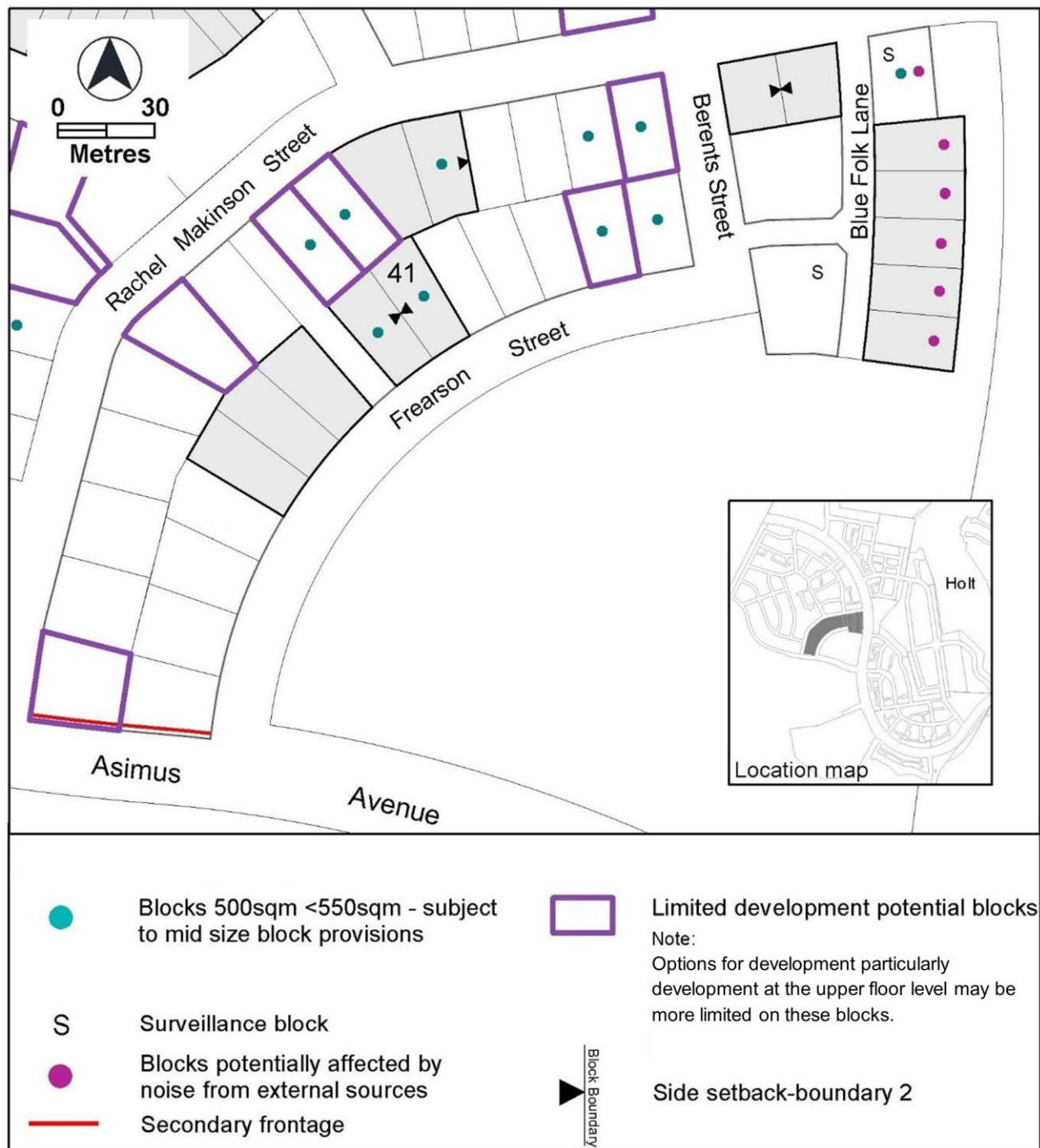
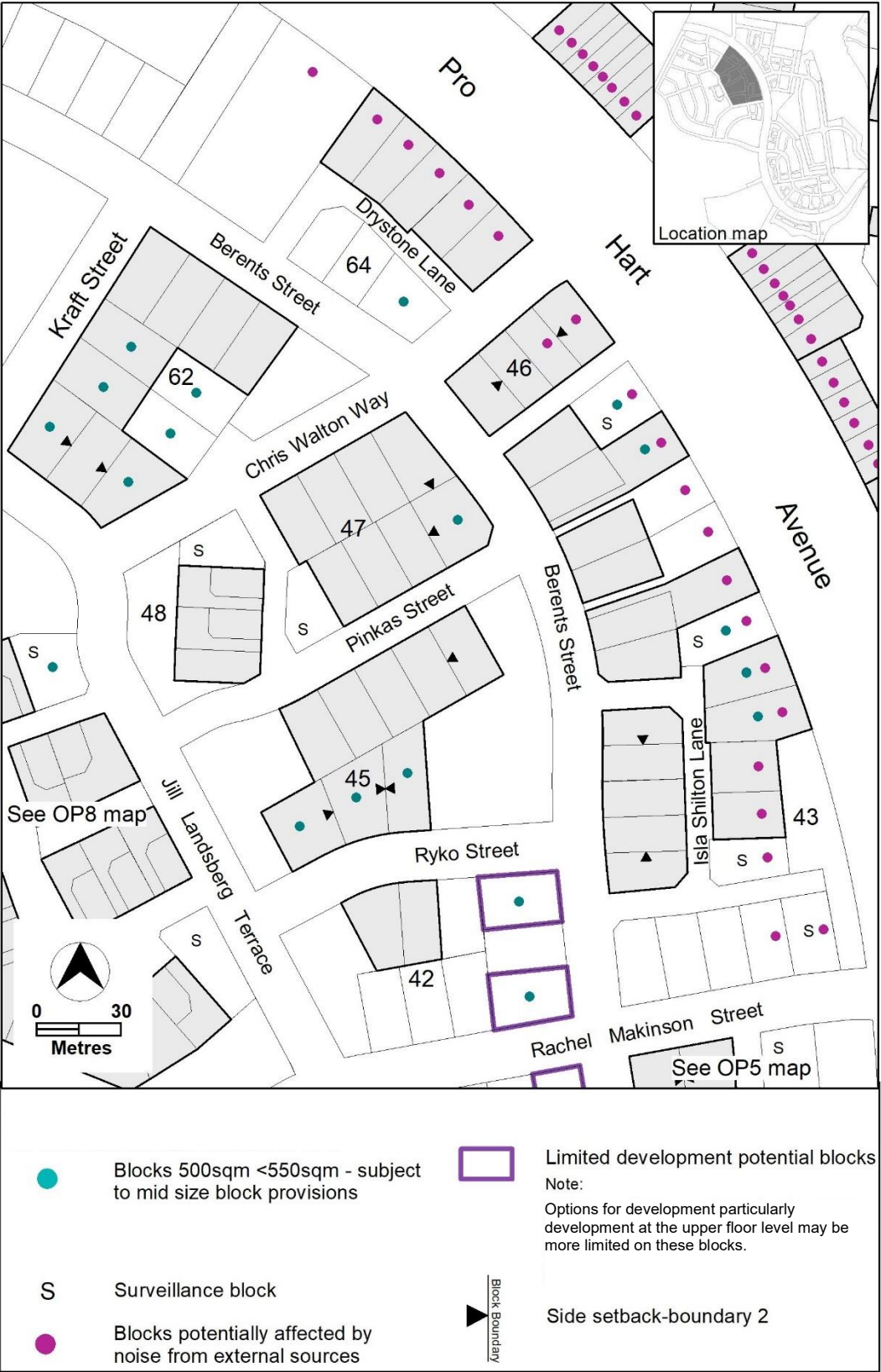


Figure 39 Strathnairn – Ongoing Provisions



**Figure 40 Strathnairn – Ongoing Provisions**



**Figure 41 Strathnairn – Ongoing Provisions**





**Figure 42 Strathnairn – Ongoing Provisions**

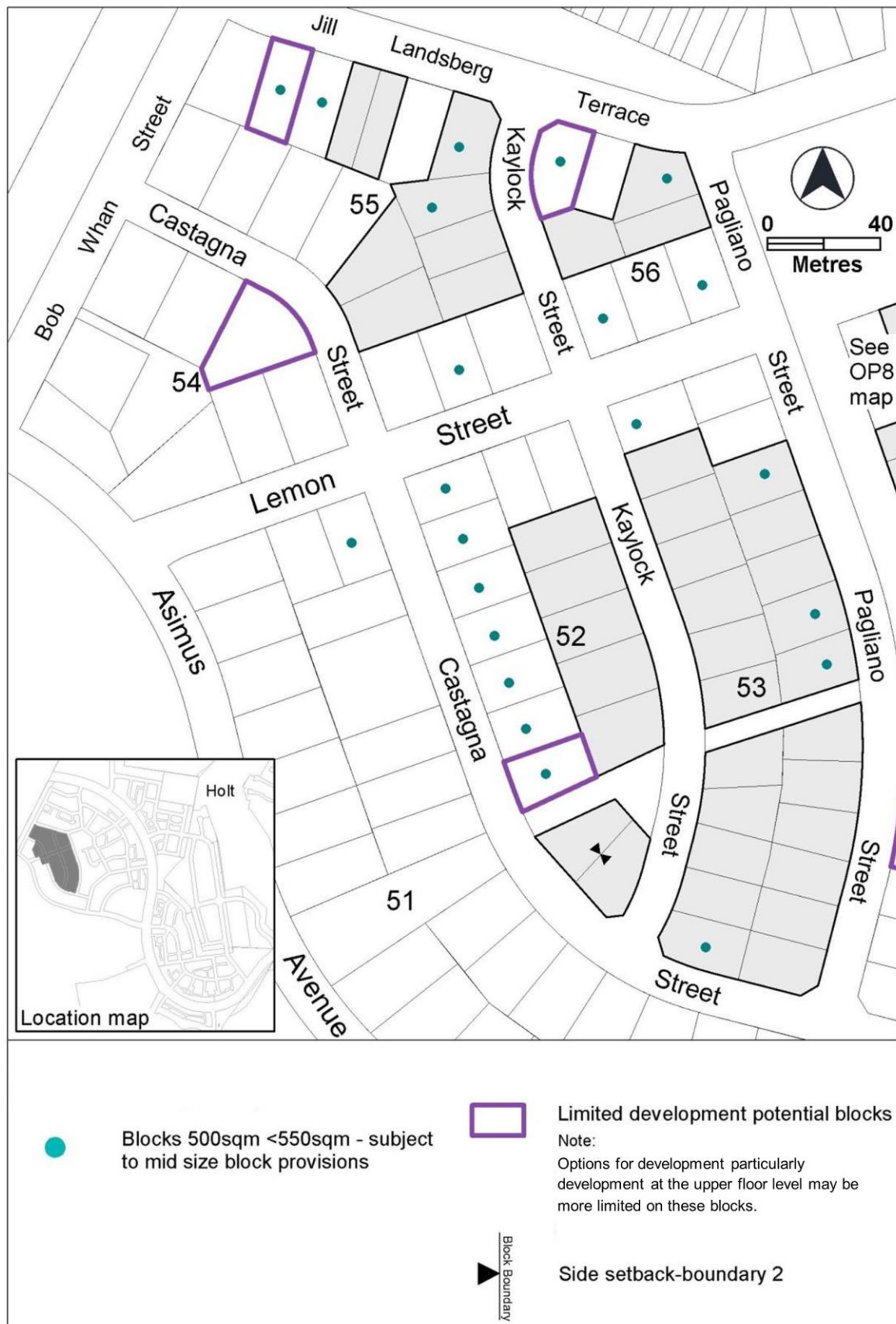
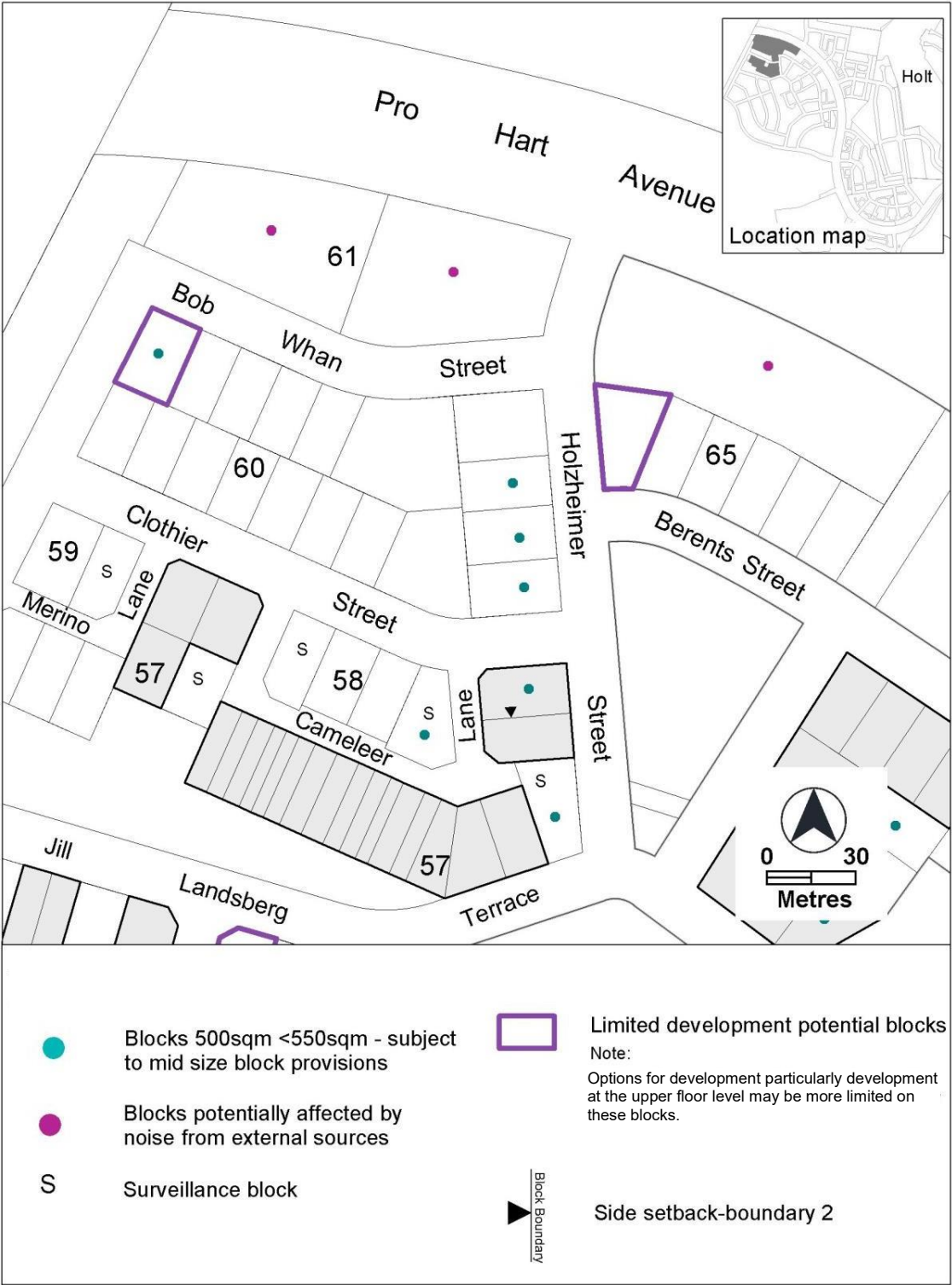
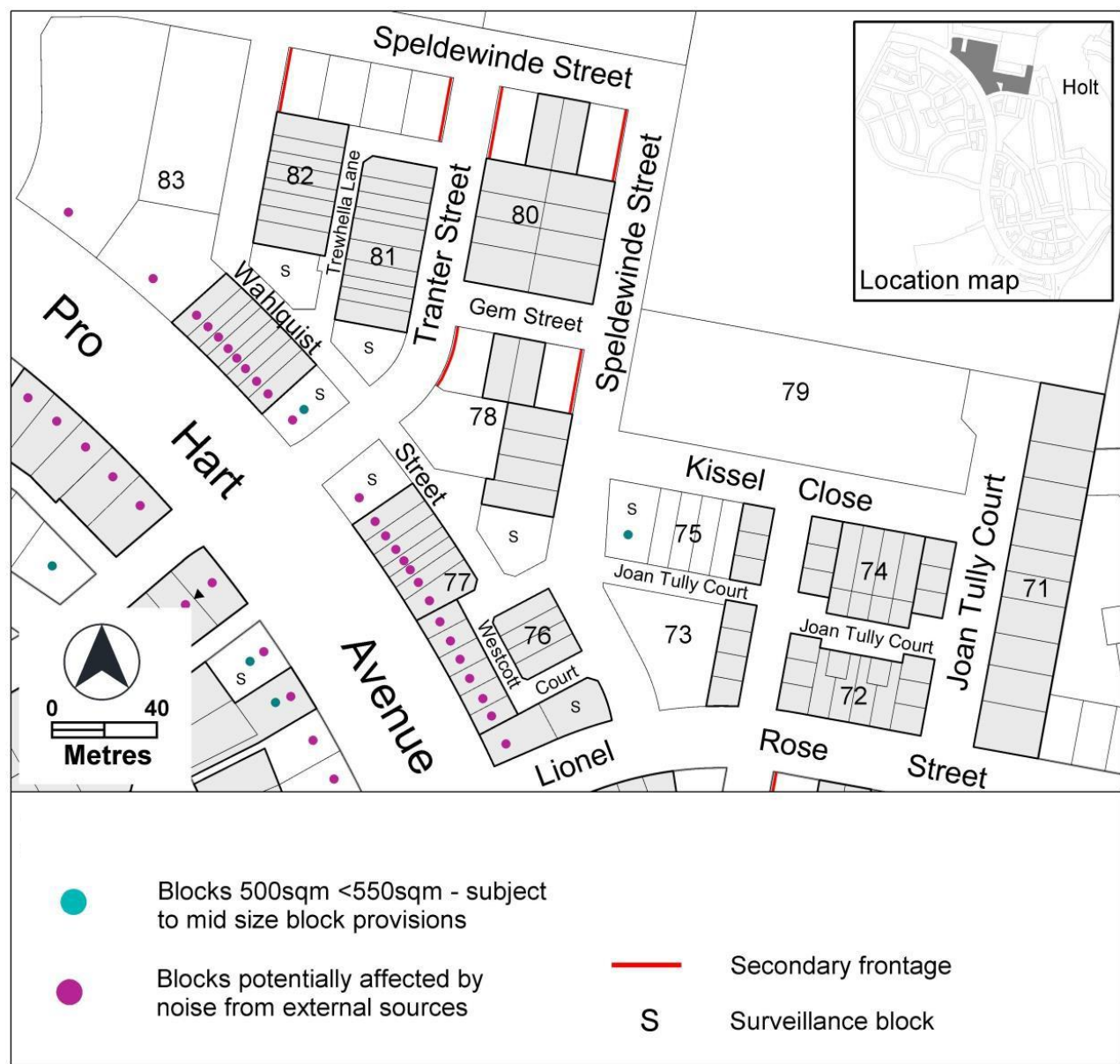









Figure 43 Strathnairn – Ongoing Provisions



**Figure 44 Strathnairn – Ongoing Provisions**








## Table 2 Strathnairn – Ongoing Provisions

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 3 Strathnairn – Ongoing Provisions

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% @ 600mm	1.5m*	1.5m	1.5m	
CORNER BLOCKS		NO	50% @ 0m 50% @ 600mm	1.5m*	1.5m	1.5m	NO FENCING PERMITTED WITHIN 6m OF THE CORNER (REFER TO DIAGRAM BELOW)

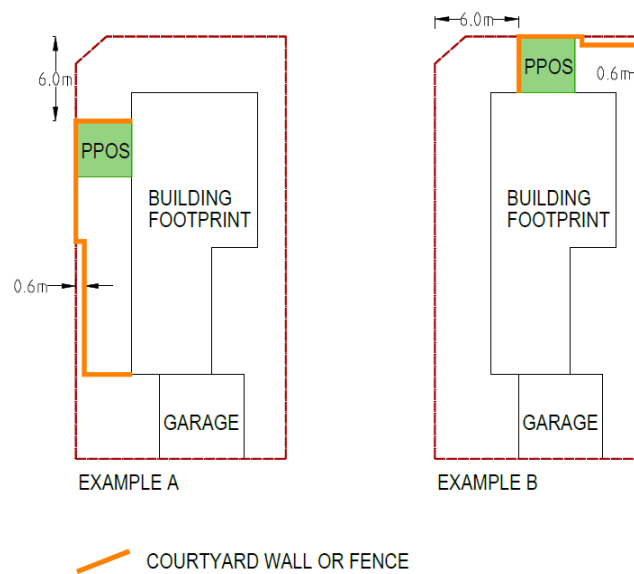
\* Where utility service infrastructure is required in front of any walls, such as Water Meters, Mini Pillars, Sewer and any other required service, walls may contain recesses to a maximum of 1.8m length and 0.8m depth or as agreed by the service provider.

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

## Image 1 Strathnairn – Ongoing Provisions



## Image 2 Strathnairn – Ongoing Provisions

