Strathnairn Precinct Map and Code
10.1 Suburb Precinct Maps and Codes

Strathnairn Precinct Map and Code

Effective: 7 September 2021

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.
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Figure 7 Strathnairn residential area 3

Figure 8 Strathnairn residential area 4

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 20 Strathnairn residential area 16

Figure 21 Strathnairn residential area 17

Figure 22 Strathnairn residential area 18

Figure 23 Strathnairn residential area 19

Figure 24 Strathnairn residential area 20

Figure 25 Strathnairn residential area ongoing provisions

Figure 26 Strathnairn residential area ongoing provisions

Figure 27 Strathnairn residential area ongoing provisions

Figure 28 Strathnairn residential area ongoing provisions

Figure 29 Strathnairn residential area ongoing provisions

Figure 30 Strathnairn residential area ongoing provisions

Figure 31 Strathnairn residential area ongoing provisions

Figure 32 Strathnairn residential area ongoing provisions

Figure 33 Strathnairn residential area ongoing provisions

Figure 34 Strathnairn residential area ongoing provisions

Figure 35 Strathnairn residential area ongoing provisions
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

<table>
<thead>
<tr>
<th>Acronym</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>EPA</td>
<td>ACT Environment Protection Authority</td>
</tr>
<tr>
<td>ESA</td>
<td>ACT Emergency Services Agency</td>
</tr>
<tr>
<td>EPSDD</td>
<td>ACT Environment, Environment, Planning and Sustainable Development Directorate</td>
</tr>
<tr>
<td>NCA</td>
<td>National Capital Authority</td>
</tr>
<tr>
<td>P&amp;D Act</td>
<td>Planning and Development Act 2007</td>
</tr>
<tr>
<td>TCCS</td>
<td>Transport Canberra and City Services</td>
</tr>
</tbody>
</table>
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**

<table>
<thead>
<tr>
<th>Rules</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1.1 Setbacks</strong></td>
<td></td>
</tr>
<tr>
<td>R1</td>
<td>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, 21, 22, 23 and 24. 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. Side boundary 1 and side boundary 2 are nominated by the applicant unless otherwise specified in this precinct code.</td>
</tr>
<tr>
<td>R2</td>
<td>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, 21, 22 and 23. Minimum setback to garage/ carport/ surveillance unit is nominated. This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td><strong>1.2 Heights</strong></td>
<td></td>
</tr>
<tr>
<td>R3</td>
<td>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.</td>
</tr>
<tr>
<td>Rules</td>
<td>Criteria</td>
</tr>
<tr>
<td>-------</td>
<td>----------</td>
</tr>
<tr>
<td><strong>1.3 Walls</strong></td>
<td></td>
</tr>
<tr>
<td>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, 20, 21, 23 and 24.</td>
<td>This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td>Maximum length of wall at nominated setback cannot exceed nominated length.</td>
<td></td>
</tr>
<tr>
<td><strong>1.4 Principal Private Open Space</strong></td>
<td></td>
</tr>
<tr>
<td>R5 This rule applies to blocks or parcels in locations identified in Figures 5, 10, 11, 12, 13, 16, 19, 20, 23 and 24.</td>
<td>This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td>The minimum dimensions or area of principal private open space are nominated.</td>
<td></td>
</tr>
<tr>
<td>At least one area of principal private open space on the block complies with all of the following:</td>
<td></td>
</tr>
<tr>
<td>a) directly accessible from, and adjacent to, a habitable room other than a bedroom</td>
<td></td>
</tr>
<tr>
<td>b) screened from adjoining public streets and public open space</td>
<td></td>
</tr>
<tr>
<td>c) located behind the building line, except where enclosed by a courtyard wall</td>
<td></td>
</tr>
<tr>
<td>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).</td>
<td></td>
</tr>
<tr>
<td>Where nominated at Upper Floor Level principal private open space also complies with the following:</td>
<td></td>
</tr>
<tr>
<td>i) not less than 12m².</td>
<td></td>
</tr>
<tr>
<td><strong>1.5 Solar Building Envelope</strong></td>
<td></td>
</tr>
<tr>
<td>R6 This rule applies to blocks or parcels in locations identified in Figures 13, 14, 15 and 17.</td>
<td>This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td>Nominated blocks are exempt from solar building provisions in Rule and Criteria 26 of the Multi Unit Housing Development Code.</td>
<td></td>
</tr>
</tbody>
</table>
### Rules

<table>
<thead>
<tr>
<th>1.6 Parking</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>R7</td>
<td>This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td><strong>This rule applies to blocks or parcels in locations identified in Figures 5, 6, 10, 12, 13, 21, 22, 23 and 24.</strong>&lt;br&gt;One onsite parking space only is required.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1.7 Gates</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>R8</td>
<td>This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td><strong>This rule applies to blocks or parcels in locations identified in Figures 5, 6, 8, 9 and 11.</strong>&lt;br&gt;Access gate to open space is required.</td>
<td></td>
</tr>
<tr>
<td>R9</td>
<td>This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td><strong>This rule applies to blocks or parcels in locations identified in Figures 13, 14, 15, 17 and 21.</strong>&lt;br&gt;Location of gate, street address and letterbox are nominated.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1.8 Fencing</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>R10</td>
<td>This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td><strong>This rule applies to blocks or parcels in locations identified in Figure 3.</strong>&lt;br&gt;Materials are to be a combination of solid and semi-transparent elements as follows:</td>
<td></td>
</tr>
<tr>
<td>• Masonry or stonework</td>
<td></td>
</tr>
<tr>
<td>• 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)</td>
<td></td>
</tr>
<tr>
<td>The following materials/fencing are not permitted:</td>
<td></td>
</tr>
<tr>
<td>• Paling fence</td>
<td></td>
</tr>
<tr>
<td>• Chain mesh fencing</td>
<td></td>
</tr>
<tr>
<td>• Colorbond fence</td>
<td></td>
</tr>
<tr>
<td>• Untreated timber slat fencing</td>
<td></td>
</tr>
<tr>
<td>• Timber sleepers</td>
<td></td>
</tr>
<tr>
<td>• Brush fencing</td>
<td></td>
</tr>
<tr>
<td>Fences are to be constructed in accordance with Table 1.</td>
<td></td>
</tr>
<tr>
<td>Rules</td>
<td>Criteria</td>
</tr>
<tr>
<td>--------</td>
<td>----------</td>
</tr>
<tr>
<td><strong>R11</strong>&lt;br&gt; This rule applies to blocks or parcels in locations identified in Figure 4. Materials are to be a combination of solid and semi-transparent elements as follows:  &lt;br&gt;• Masonry, stonework or a combination of raised garden beds of minimum of 400mm high with hedging  &lt;br&gt;• 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)  &lt;br&gt;The following materials/ fencing are not permitted:  &lt;br&gt;• Paling fence  &lt;br&gt;• Chain mesh fencing  &lt;br&gt;• Colorbond fence  &lt;br&gt;• Untreated timber slat fencing  &lt;br&gt;• Timber sleepers  &lt;br&gt;• Brush fencing  &lt;br&gt;Fences are to be constructed in accordance with Table 2.</td>
<td>This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
</tbody>
</table>

**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. |

**1.10 Principal Private Open Space/Daytime Living**

| R13 | This rule applies to blocks or parcels in locations identified in Figure 22.<br>
Principal private open space and daytime living area is located on the western side of the block. | This is a mandatory requirement. There is no applicable criterion. |
<table>
<thead>
<tr>
<th>Rules</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1.11 Garage/Carport Location</strong></td>
<td></td>
</tr>
<tr>
<td>R14</td>
<td>This rule applies to blocks or parcels in locations identified in Figure 22. Garage/carports are not to directly address Sally Ross Way and Speldewinde Street. This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td><strong>1.12 Screening Treatments</strong></td>
<td></td>
</tr>
<tr>
<td>R15</td>
<td>This rule applies to blocks or parcels in locations identified in Figure 22 and 23. Landscaping screening treatments of minimum 1.8m high to principal private open space. This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td>R16</td>
<td>This rule applies to blocks and parcels in locations identified in Figure 22. Fencing and landscaping complies with all of the following: a) 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 b) mesh fence includes evergreen climbing planting c) a 3 metre planting area from the mesh fence into the block. This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
</tbody>
</table>
## Element 2: Water sensitive urban design

<table>
<thead>
<tr>
<th>Rules</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2.1 Water tank requirements</strong></td>
<td></td>
</tr>
<tr>
<td>R17</td>
<td>This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td><strong>Standard blocks are subject to water tank size requirements as follows:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Block Size (m²)</strong></td>
<td><strong>Mandatory minimum tank size (kL)</strong></td>
</tr>
<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>

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.

| R18 | This is a mandatory requirement. There is no applicable criterion. |
| **This rule applies to block or parcels in locations identified in Figures 13, 14, 16, 20, 22 and 23** | |
| Rain water tanks must be installed in accordance with R43 of the Single Dwelling Housing Code. | |

## Element 3: Home business provisions

<table>
<thead>
<tr>
<th>Rules</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>3.1 Home business</strong></td>
<td></td>
</tr>
<tr>
<td>R19</td>
<td>This is a mandatory requirement. There is no applicable criterion.</td>
</tr>
<tr>
<td><strong>This rule applies to block 6 section 16.</strong> No maximum number of <em>home business.</em></td>
<td></td>
</tr>
</tbody>
</table>

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Element 2: Water sensitive urban design

Element 3: Home business provisions
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Table 1 Fencing controls for Figure 3

<table>
<thead>
<tr>
<th>Location (refer to plan)</th>
<th>Mandatory</th>
<th>Minimum Front Setback</th>
<th>Maximum Height</th>
<th>Maximum Height for PPOS Screen</th>
<th>Maximum Height of Fencing to Front of Front Building Line</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village Link/ Green Link</td>
<td>Yes</td>
<td>100% @ 0m</td>
<td>1.2m</td>
<td>1.5m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Village Link/ Green Link</td>
<td>Yes</td>
<td>100% @ 0/000mm</td>
<td>1.2m</td>
<td>1.5m</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Central Boulevard</td>
<td>Yes</td>
<td>50% @ 0m</td>
<td>1.2m</td>
<td>1.5m</td>
<td>PROVIDE PLANTING FORWARD OF THE COURTYARD WALL</td>
<td></td>
</tr>
<tr>
<td>Lane Ways</td>
<td>As Required</td>
<td>100% @ 0m</td>
<td>1.8m</td>
<td>1.8m</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>Blocks Adjacent to Open Space</td>
<td>As Required</td>
<td>100% @ 0m</td>
<td>1.8m*</td>
<td>1.8m*</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>North Facing Blocks</td>
<td>Only Where PPOS is Identified</td>
<td>50% @ 0m</td>
<td>1.5m*</td>
<td>1.5m</td>
<td>1.5m</td>
<td></td>
</tr>
<tr>
<td>Corner Blocks (Applies to all large and mid-size corner blocks)</td>
<td>As Required</td>
<td>50% @ 0m</td>
<td>1.5m*</td>
<td>1.5m</td>
<td>1.5m</td>
<td>NO FENCING PERMITTED WITHIN 6m OF THE CORNER (REFER TO DIAGRAM BELOW)</td>
</tr>
</tbody>
</table>

* 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.

Figure 1 Fencing controls for mid-size / large corner blocks for Figure 3
10.1 Suburb Precinct Maps and Codes

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Table 2: Fencing controls for Figure 4

<table>
<thead>
<tr>
<th>LOCATION (refer to plan)</th>
<th>MANDATORY FENCING COURTYARD WALL</th>
<th>MINIMUM FRONT SETBACK</th>
<th>MAXIMUM HEIGHT FOR PPOG SCREEN</th>
<th>NOTE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village Link Blocks &lt; 12.5m Wide</td>
<td>YES</td>
<td>100% @ DFM</td>
<td>1.5m</td>
<td>1.6m</td>
</tr>
<tr>
<td>Village Link Blocks &gt; 12.5m Wide</td>
<td>YES</td>
<td>50% @ 0m, 50% @ 600mm</td>
<td>1.2m</td>
<td>1.5m</td>
</tr>
<tr>
<td>Central Boulevard</td>
<td>YES</td>
<td>50% @ 0m, 50% @ 1m</td>
<td>1.2m</td>
<td>1.5m</td>
</tr>
<tr>
<td>Lane Ways</td>
<td>NO</td>
<td>100% @ 0m</td>
<td>1.5m</td>
<td>1.6m</td>
</tr>
<tr>
<td>Blocks Adjacent to Open Space</td>
<td>NO</td>
<td>100% @ 0m</td>
<td>1.8m</td>
<td>1.6m</td>
</tr>
<tr>
<td>North Facing Blocks</td>
<td>NO</td>
<td>50% @ 0m, 50% @ 600mm</td>
<td>1.5m</td>
<td>1.5m</td>
</tr>
<tr>
<td>Corner Blocks</td>
<td>NO</td>
<td>50% @ 0m, 50% @ 600mm</td>
<td>1.5m</td>
<td>1.5m</td>
</tr>
</tbody>
</table>

*Where utility service infrastructure is required in front of any wall, such as Water Meters, Man Pits, Sewer and any other required service wall may contain access to a maximum of 0.8m width and 0.8m depth as agreed by the service provider.

Where blocks are subjected to two boundaries fronting a lane way as shown in Example C, a courtyard wall or fence treatment may be isolated along lane way frontages on the boundary.

Where located above a retaining wall, fencing is to setback a minimum of 600mm from the boundary, providing sufficient space for planting. The maximum combined height of wall and fence is 2.2 meters from footpath level.

Side boundary fences may be of Timber Fencing (barkwood slatted and capped) or Sheet Metal.

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

![Figure 2: Fencing controls for mid-size / large corner blocks for Figure 4](image-url)
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 8 Strathnairn residential area 4
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

Nominated minimum setback (metres) - all floors
- Articulation elements into front setback permitted
  where front setback is at least 3 metres
Minimum setback (metres)
- garage, carport, or elevated home unit
Maximum length (metres) of wall on nominated setback
- length of wall measured from the minimum front boundary setback

WSUD Water Tank Provisions
- as per RTS in the Single Dwelling Housing Development Code

Multi Unit Site
- exempt from Rule and Criteria 20: Solar Building Envelope in the Multi Unit Housing Development Code

Gate, street address and letterbox to be off lane
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 20  Strathnairn residential area 16
Figure 21 Strathnairn residential area 17

- **Nominated minimum setback (metres) - all floors**: Articulation elements into front setback permitted where front setback is at least 3 metres.
- **Minimum setback (metres)**: garage/ carport/ surveillance unit
- **Maximum length (metres) of wall on nominated setback**
- **P**: One parking space required only
- **Gate, street address and letterbox to be off lane**
Figure 22 Strathnairn residential area 18
Figure 23 Strathnairn residential area 19

- Nominated minimum setback (metres) - all floors
  - Articulation elements into front setback permitted where front setback is at least 3 metres

- Minimum setback (metres)
  - garage/ carport/ surveillance unit

- Maximum length (metres) of wall on nominated setback
  - length of wall measured from the minimum front boundary setback

- UFL Setback only applicable to upper floor level

- P One parking space required only

- WWSUD Water Tank Provisions
  - as per R43 in the Single Dwelling Housing Development Code

- Principal private open space screening

- Alternative principal private open space dimensions (metres)
  - a 2.2 x 3.4
  - b 3.5 x 4.6
  - c 3.0 x 5.4
  - d 3.0 x 4.5
  - e 3.0 x 4.0
  - f 3.0 x 3.5
Figure 24 Strathnairn residential area 20
### 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.

![Map of Strathnairn residential area ongoing provisions](image)

The following provisions reside in Territory Plan 3.3 Single Dwelling Housing Development Code/ or 3.4 Multi unit Housing Development Code:

- **Blocks 500sqm <550sqm** - subject to mid size block provisions
- **Integrated development parcel**
- **S** Surveillance block
- **Blocks potentially affected by noise from external sources**
- **Limited development potential blocks**
  - Options for development in accordance with the Single Dwelling Housing Code particularly development at the upper floor level may be more limited on these blocks compared to similar sized complying blocks
- **Side setback-boundary 2**

Figure 25 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.

The following provisions reside in Territory Plan 3.3 Single Dwelling Housing Development Code or 3.4 Multi unit Housing Development Code:

- Integrated development parcel
- Surveillance block
- Blocks potentially affected by noise from external sources

**Limited development potential blocks**

Note:
Options for development in accordance with the Single Dwelling Housing Code particularly development at the upper floor level may be more limited on these blocks compared to similar sized complying blocks.

**Figure 26 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 27 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 28 Strathnairn residential area ongoing provisions**

The following provisions reside in Territory Plan 3.3 Single Dwelling Housing Development Code or 3.4 Multi unit Housing Development Code:

- **Blocks 500sqm <550sqm - subject to mid size block provisions**
- **Integrated development parcel**
- **Surveillance block**
- **Blocks potentially affected by noise from external sources**
- **Limited development potential blocks**
  
  Note:
  Options for development in accordance with the Single Dwelling Housing Code particularly development at the upper floor level may be more limited on these blocks compared to similar sized complying blocks.
  
  **Side setback-boundary 2**
OP5 – Strathnairn residential area

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

The following provisions reside in Territory Plan 3.3 Single Dwelling Housing Development Code or 3.4 Multi unit Housing Development Code:

- Blocks 500sqm <550sqm - subject to mid size block provisions
- Integrated development parcel
- Surveillance block
- Blocks potentially affected by noise from external sources
- Secondary frontage
- Limited development potential blocks

Note:
Options for development in accordance with the Single Dwelling Housing Code particularly development at the upper floor level may be more limited on these blocks compared to similar sized complying blocks.

Side setback-boundary 2

Figure 29 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.

The following provisions reside in Territory Plan 3.3 Single Dwelling Housing Development Code or 3.4 Multi unit Housing Development Code

- Blocks 500sqm <550sqm - subject to mid size block provisions
- Integrated development parcel
- S Surveillance block
- Blocks potentially affected by noise from external sources
- Limited development potential blocks

Note: Options for development in accordance with the Single Dwelling Housing Code particularly development at the upper floor level may be more limited on these blocks compared to similar sized complying blocks

Side setback-boundary 2

Figure 30 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.

The following provisions reside in Territory Plan 3.3 Single Dwelling Housing Development Code/ or 3.4 Multi unit Housing Development Code:

- Integrated development parcel
- Surveillance block
- Blocks potentially affected by noise from external sources
- Secondary frontage
- Side setback-boundary 2

Figure 31 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 32 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.

The following provisions reside in Territory Plan 3.3 Single Dwelling Housing Development Code or 3.4 Multi unit Housing Development Code

- Blocks 500sqm <550sqm - subject to mid size block provisions
- Limited development potential blocks
  Note: Options for development in accordance with the Single Dwelling Housing Code particularly development at the upper floor level may be more limited on these blocks compared to similar sized complying blocks
- Integrated development parcel
- Side setback-boundary 2

Figure 33 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.

The following provisions reside in Territory Plan 3.3 Single Dwelling Housing Development Code or 3.4 Multi unit Housing Development Code

- Blocks 500sqm <550sqm - subject to mid size block provisions
- Blocks potentially affected by noise from external sources
- S Surveillance block
- Limited development potential blocks
  Note: Options for development in accordance with the Single Dwelling Housing Code particularly development at the upper floor level may be more limited on these blocks compared to similar sized complying blocks
- Integrated development parcel
- Side setback-boundary 2

Figure 34 Strathnairn residential area ongoing provisions
**OP11 – Strathnairn residential area**

This part applies to blocks and parcels identified in area OP11 shown on the Strathnairn Precinct Map.

![Strathnairn Precinct Map](image)

The following provisions reside in Territory Plan 3.3 Single Dwelling Housing Development Code/ or 3.4 Multi unit Housing Development Code:

- **Blocks 500sqm <550sqm - subject to mid size block provisions**
- **Blocks potentially affected by noise from external sources**
- **Integrated development parcel**
- **Secondary frontage**
- **Surveillance block**

**Figure 35 Strathnairn residential area ongoing provisions**

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**10.1 Suburb Precinct Maps and Codes**

Strathnairn Precinct Map and Code

**Effective:** 7 September 2021

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au