

ACT GOVERNMENT

DV369 Living Infrastructure in Residential Zones

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Current DVs open for consultation

- **DV365** Housing Choices – Boarding Houses and Co-Housing – open until 6 March 2020
- **DV368** City and Gateway – open until 28 February 2020
- **DV369** Living Infrastructure in Residential Zones – open until 28 February 2020
- **DV373** Removal of mandatory gas provisions from the Estate Development Code – open to 6 March 2020

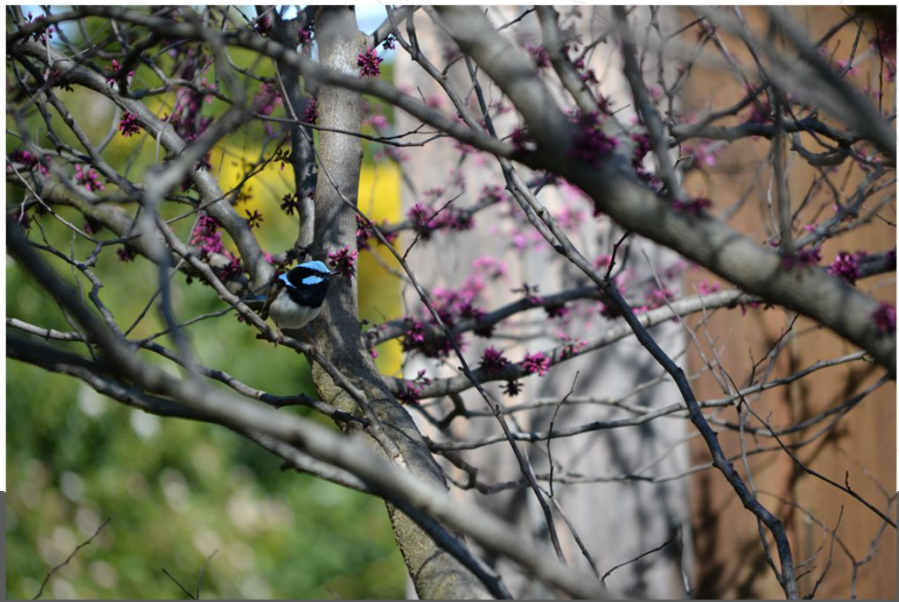
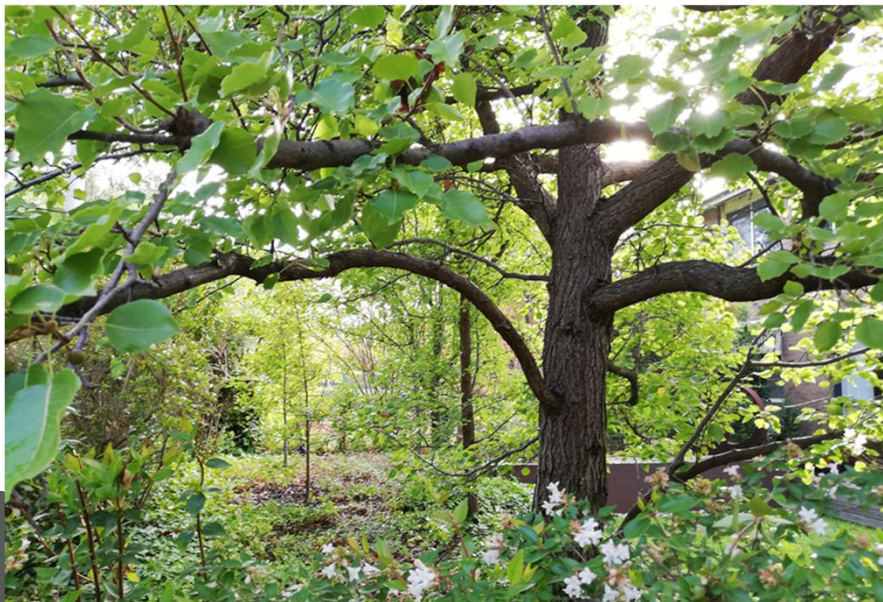
DV369 Living Infrastructure

- Applies to all residential blocks (RZ1 – RZ5 zones)
- Changes the single dwelling and multi-unit dwelling codes to:
 - introduce site coverage requirement
 - strengthen definitions for
 - Site coverage
 - Planting area
 - increase the planting area required
 - introduce a requirement for tree planting
 - strengthen the existing criteria

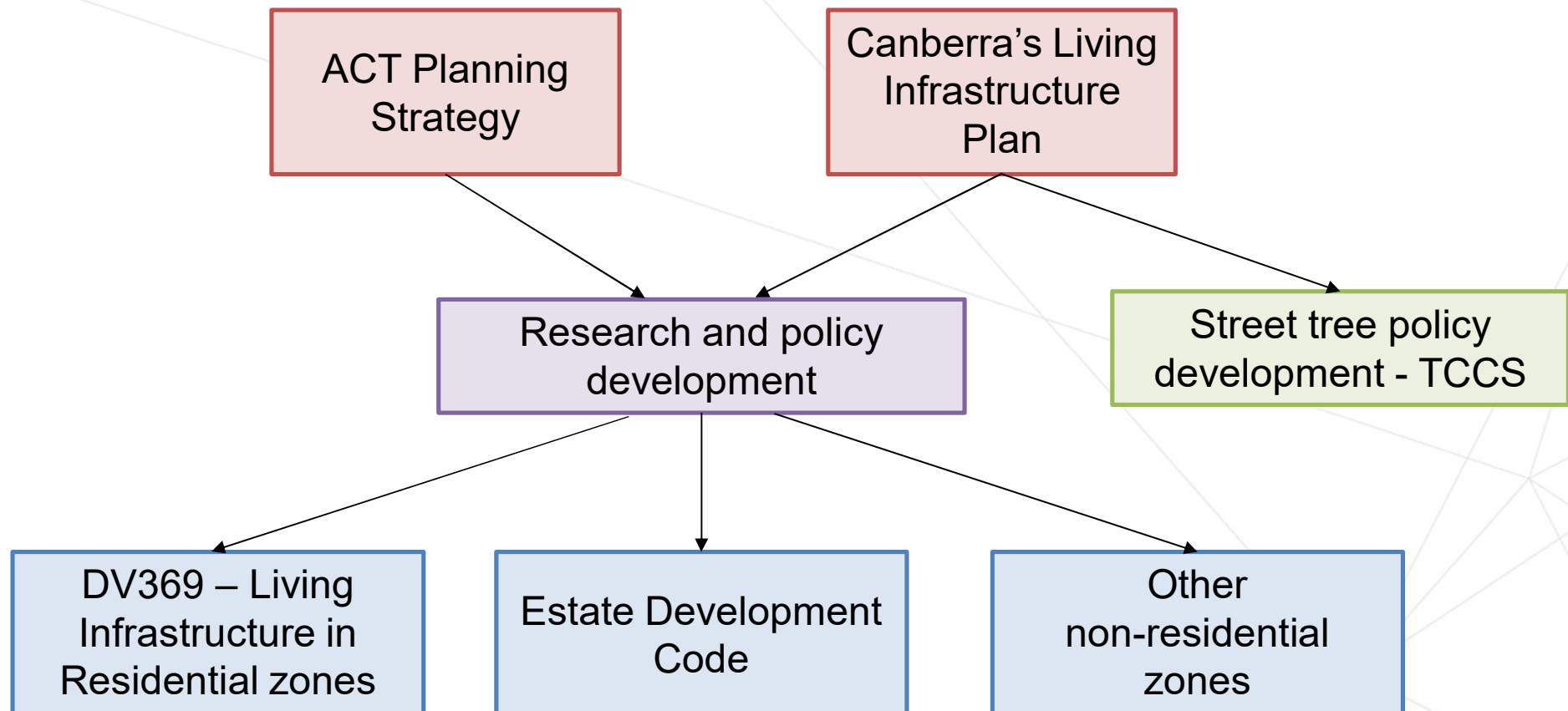


DV369 Living Infrastructure

- Direction 3.3 of the **ACT Planning Strategy 2018** -
“Integrate living infrastructure and sustainable design to make Canberra a resilient city within the landscape”.
- Action 2 of **Canberra’s Living Infrastructure Plan** -
achieve 30% tree canopy cover (or equivalent) and 30% permeable surfaces in urban areas by 2045.



Policy development



Details of changes



- Amended definitions:
 - **Site coverage** amended to include roofed terraces, pergolas, patios, decks and balconies.
 - **Planting area** amended to exclude impermeable surfaces like terraces, pergolas, patios, decks, pools and the like.
- New definitions:
 - Canopy tree
 - Deep soil zone

Summary of changes – single dwellings

Block size	Private Open Space (% of block)	Planting area (% of Private Open Space(SOP))	Private Open Space (% of block)	Planting area + minimum dimension	Site coverage (new provision)	Number of trees (see size requirements in table below) (new provision)
Current requirements			Proposed Changes			
Large blocks (up to 800m ²)	60% - 50m ²	50% of min POS	60%	50% of min POS, min dimension 2.5m	40%	At least one small and one large canopy tree
Large blocks (over 800m ²)	60% - 50m ²	50% of min POS	60%	50% of min POS, min dimension 2.5m	40%	One medium and one large canopy tree plus one additional large or two additional medium canopy trees for each 800m ²
Mid-size blocks	40% - 50m ²	50% of min POS	50%	50% of min POS, min dimension 2.5m	50%	At least 2 small canopy tree
Compact blocks (front loading)	20%	50% of min POS (10% of block)	50%	30% of block, min dimension 2.5m	50%	At least 1 small canopy tree
Compact blocks (rear loading)	20%	50% of min POS (10% of block)	30%	30% of block, min dimension 2.5m	70%	At least 1 small canopy tree

Planting area required

Block size	Current	Proposed
600m ²	155m ²	180m ²
400m ²	55m ²	100m ²

Summary of changes – multi unit dwellings

Zone	Site open space	Planting area	Site open space	Site coverage (new provision)	Planting area	Trees (new criterion)	Number of trees (see size req. in table above) – (new provision)
Current requirements			Proposed Changes				
RZ1 and RZ2	40% of site, min dimension 2.5m	20% of site area	40% of site, min dimension 2.5m	40% of block	35% of the block, min dimension 2.5m	Existing and new trees to provide at least 15% canopy cover	Blocks less than 800m ² At least one small and one large canopy tree Blocks over 800m ²
RZ3, RZ4, RZ5	20% of site, min dimension 2.5m	10% of site area	20% of site, min dimension 2.5m (though incorrectly labelled in DV)	45% of block	25% of the block, min dimension 2.5m	Existing and new trees to provide at least 15% canopy cover	One medium and one large canopy tree plus one additional large or two additional medium canopy trees for each 800m ²
Residential in commercial zones	20% of site, min dimension 2.5m	10% of site area	20% of site, min dimension 2.5m	N/A	10% of site area		

Planting area required

Block size	800m ² block (m ²)		1200m ² block (m ²)	
	Current	Proposed	Current	Proposed
RZ1 and RZ2	160	280	240	420
RZ3, RZ4 & RZ5	80	200	120	300
Residential in commercial zones	80	80	120	120

Other changes

- **Amend relevant criteria** to enable development to consider
 - deep root planting area
 - tree canopy
 - water infiltration
 - landscape quality
 - green roofs
 - green walls
- **Minor corrections** and amendments to update the development codes.



To note



- Changes do not impact on the requirements of the ***Tree Protection Act 2005*** – tree protection and removal are still covered by this Act.
- Location of easements still needs to be considered.
- Existing trees on the block can be considered in meeting the requirements.

Commenting on DV369

- Available online at www.act.gov.au/draftvariations
- Written comments are invited by **28 February 2020**
- Comments can be:
 - emailed to terrplan@act.gov.au
 - mailed to Territory Plan Section, GPO Box 158, Canberra, ACT 2601
 - delivered to the Access Canberra, 16 Challis Street, Dickson



A low-angle photograph looking up into the canopy of a large tree. The image is filled with vibrant green leaves and dark, intricate branches. Sunlight filters through the foliage, creating a dappled light effect. The text "Thank you" is centered in the middle of the image in a white, sans-serif font.

Thank you

Amended definitions

- Site coverage: the proportion of the actual site covered by ~~dwelling and all other~~ buildings, including roofed terraces, pergolas, patios, decks and balconies but excluding any part of awnings, eaves and the like.
- Planting area means an area of land within a block that is available for landscape planting and is not covered by buildings, structures, vehicle parking and manoeuvring areas or any other form of impermeable element that impacts permeability of the ground surface (i.e. terraces, pergolas, patios, decks or pools ~~surface and that is available for landscape planting.~~