

ACT GOVERNMENT

V369 Living Infrastructure in Residential Zones



ACT
Government

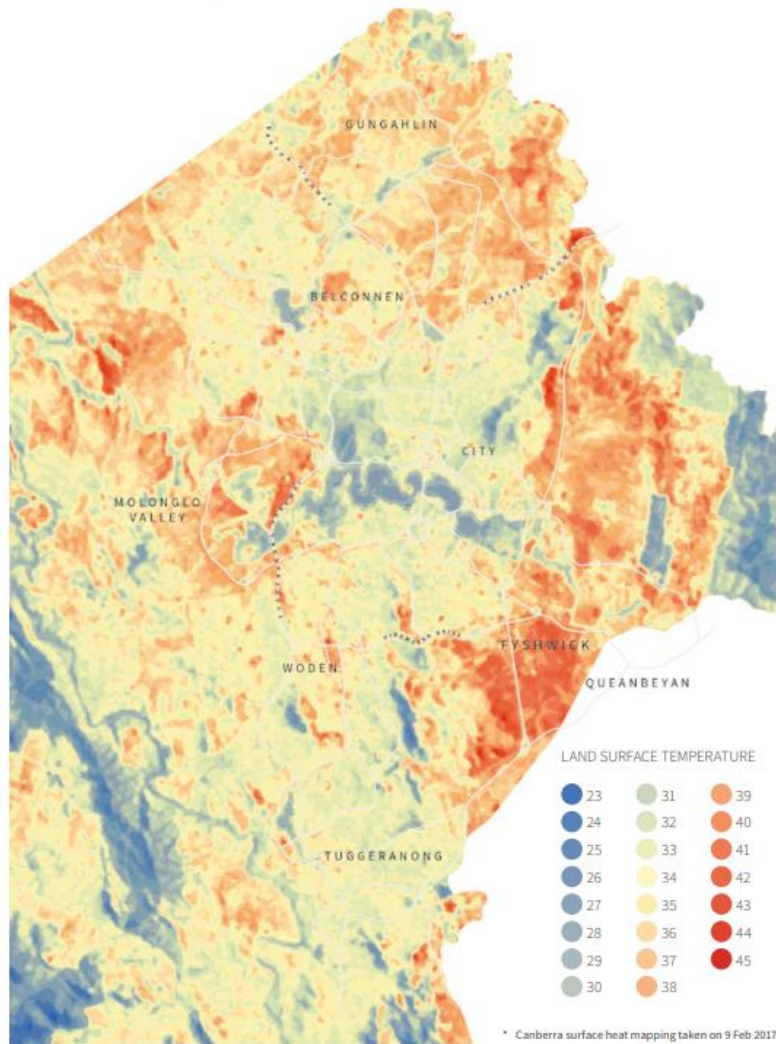
Planning Strategy considerations

- The ACT Planning Strategy 2018 identified the need to plan for climate change impacts and grow the urban forest to manage urban heat.
- Increased urban density needs to be balanced with increased tree canopy cover, designing parks and open spaces for natural cooling, restoring urban waterways and encouraging green roofs and walls.

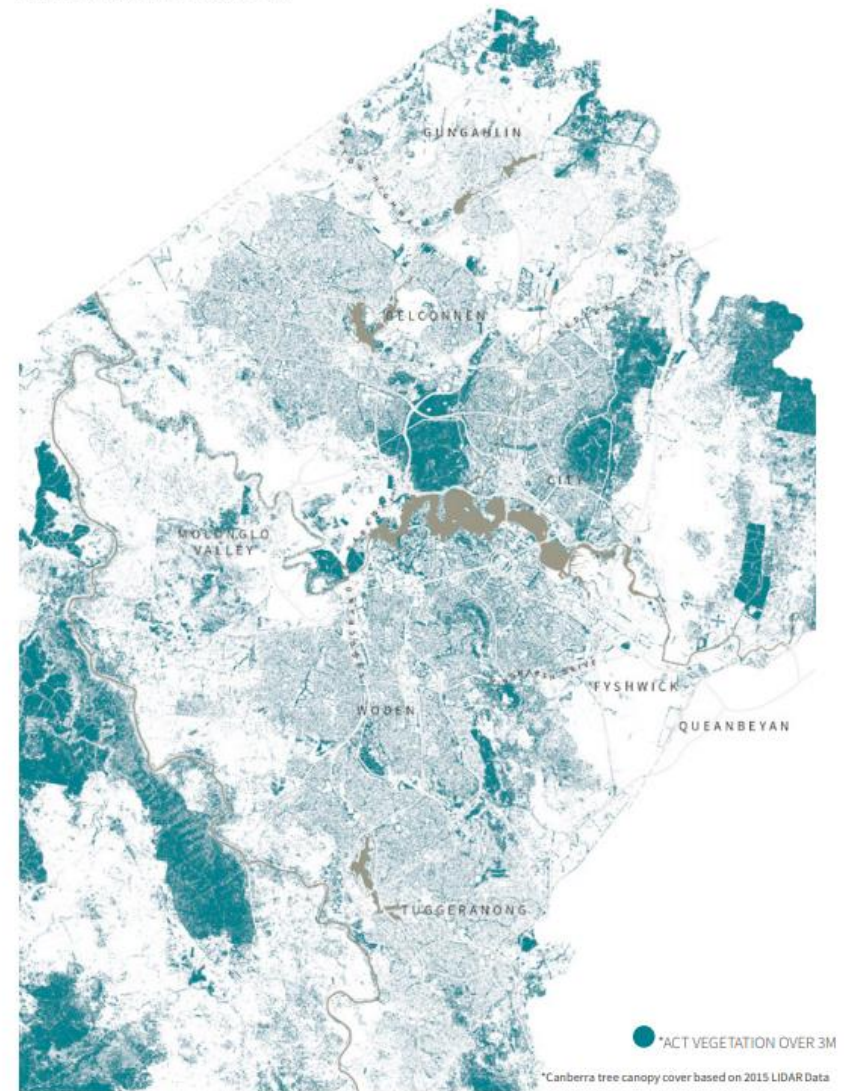


Planning Strategy considerations

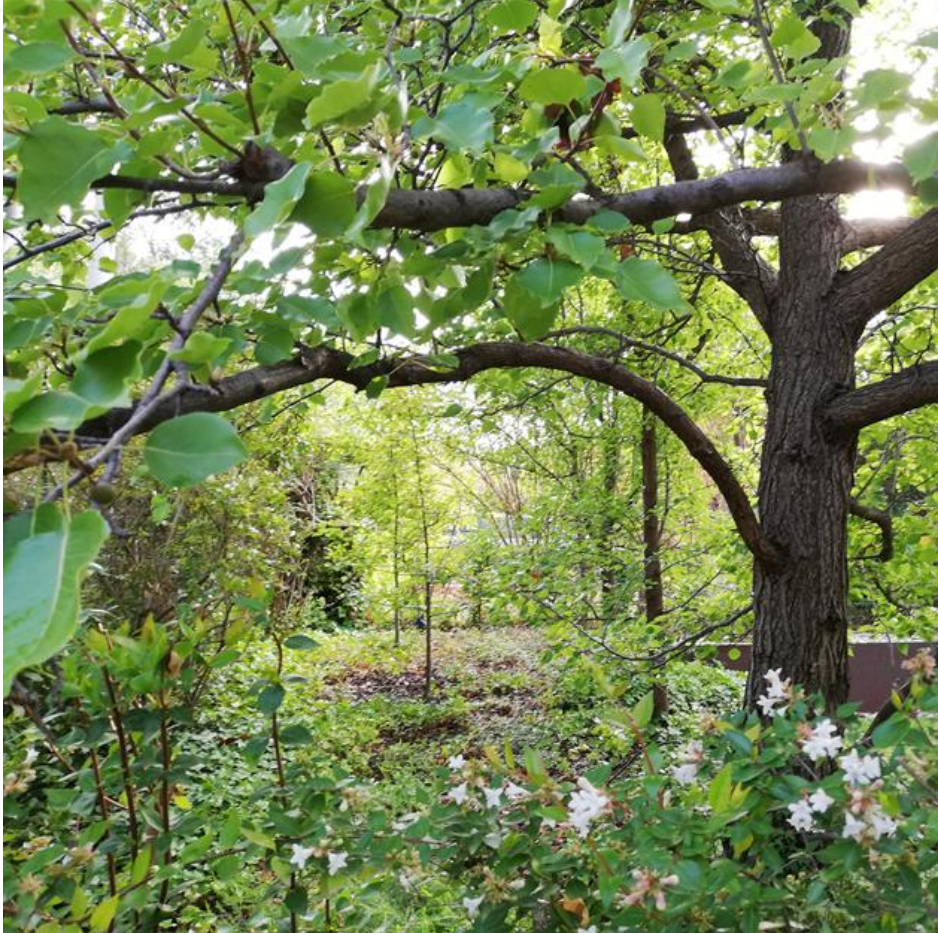
MAP 10. CANBERRA URBAN HEAT



MAP 11. CANBERRA TREE CANOPY COVER



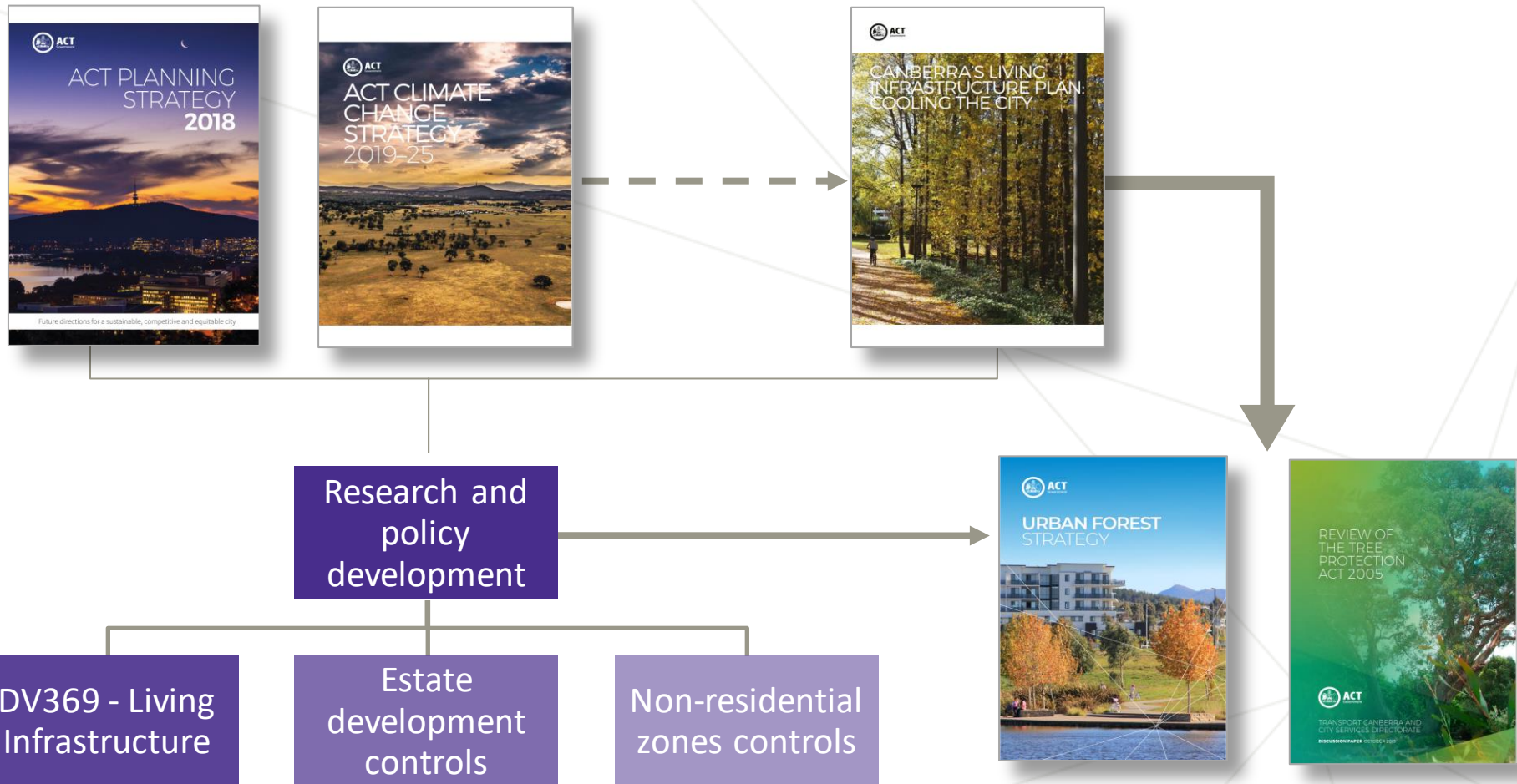
Variation 369 – strategic policy implementation



Direction 3.3 of the **ACT Planning Strategy 2018** -
“Integrate living infrastructure and sustainable design to make Canberra a resilient city within the landscape”.

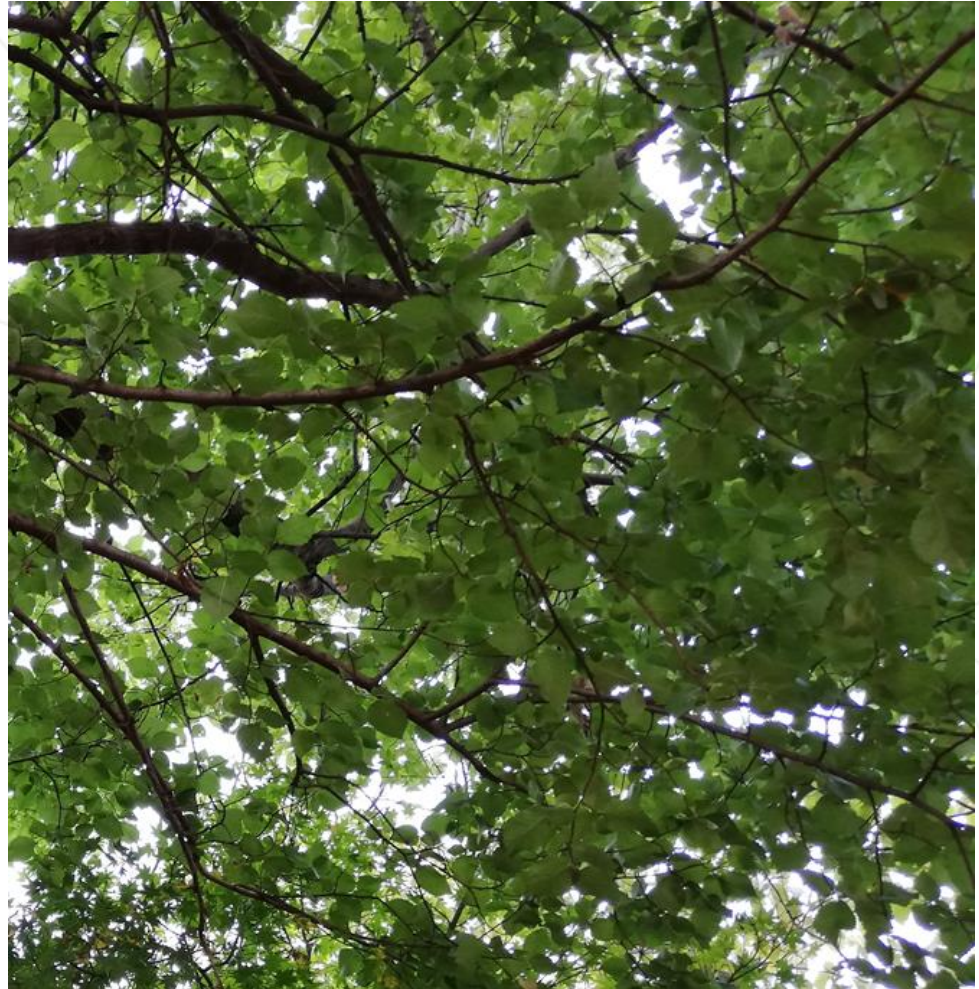
Action 2 of **Canberra’s Living Infrastructure Plan** -
achieve 30% tree canopy cover (or equivalent) and 30% permeable surfaces in urban areas by 2045.

Living Infrastructure - related strategies and policy work



V369 Living Infrastructure in Residential Zones

- Applies to residential zones blocks (RZ1–RZ5)
- Does not apply to blocks approved under an estate development plan after 1 Jan 2020
 - This means that the new provisions will not apply to the majority of vacant blocks in greenfield estates.



V369 Living Infrastructure in Residential Zones



- V369 changes the single dwelling and multi-unit dwelling codes to:
 - introduce a site coverage requirement
 - increase the planting area required
 - introduce a requirement for tree planting
 - strengthen the existing criteria
- Strengthens definitions for
 - Site coverage
 - Planting area
- New definition for deep soil zone

Details of changes included in V369

Site coverage

Site coverage means the proportion of actual site covered by buildings, including roofed terraces, pergolas, patios, decks and balconies but excluding any part of awnings, eaves and the like.

Planting area

Planting area means an area of land within a block that is available for landscape planting and that 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).

Deep soil zone

an area of soil within a development that is unimpeded by buildings or structures above and below ground, and which has adequate dimensions to allow for the growth of healthy trees. Deep soil zones exclude basements, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways, podium and roof areas.

Current and proposed changes – single dwellings

	Private Open Space	Planting area	Private Open Space	Planting area (min dimension 2.5m)	Site coverage	Number of trees
Block size	Current requirements		Proposed Changes			
Large blocks (over 800 m ²)	60% - 50m ² of block	50% of min POS	60% of block	30% of block	40% of block	One medium and one large tree plus one additional large or two additional medium trees for each 800 m ²
Large blocks (up to 800 m ²)	60% - 50m ² of block	50% of min POS	60% of block	30% of block	40% of block	At least one small and one large tree
Mid-size blocks	40% - 50m ² of block	50% of min POS	40% of block	20% of block	60% of block	At least 2 small trees
Compact blocks	20% of block	50% of min POS	30% of block	15% of block	70% of block	At least 1 small tree

Single dwellings – planting area

Block size	Current	Proposed
600m ²	155m ²	180m ²
400m ²	55m ²	80m ²

Details of changes made via V369

Tree sizes and associated planting requirements

Table 7a: Tree sizes and associated planting requirements

Tree size	Mature height	Minimum canopy diameter	Minimum soil surface area dimension	Minimum <u>pot</u> size (litres)*	Minimum soil volume
Small Tree	5-8m	4m	3m	45**	18m ³
Medium Tree	8-12m	6m	5m	75**	42m ³
Large Tree	>12m	8m	7m	75**	85m ³
<p>Notes:</p> <p>For the purposes of this table, a tree is defined as a woody perennial plant suitable for the Canberra climate. It does not include any plant described in schedule 1 of the Pest Plants and Animals (Pest Plants) Declaration 2015 (No 1) or any subsequent declaration made under section 7 of the Pest Plants and Animals Act 2005, unless the tree is included on the ACT tree register.</p> <p>*Minimum <u>pot</u> size refers to the container size of new trees prior to planting.</p> <p>**The maximum pot size for small, <u>medium</u> and large <u>eucalyptus sp.</u> trees if selected is 45 litres, with maximum height at planting of 2.5m and maximum trunk <u>caliper</u> of 3cm.</p>					

Current and proposed changes – multi unit dwellings

	Site Open Space (min dimension 2.5m)	Planting area	Site Open Space (min dimension 2.5m)	Planting area (min dimension 2.5m)	Site coverage	Canopy cover	Number of trees
Zone	Current requirements		Proposed Changes				
RZ1 & RZ2	40% of site	20% of site	40% of site	35% of block	40% of block	15% of block	For large blocks less than 800 m ² At least one small and one medium tree
RZ3, RZ4 & RZ5	20% of site	10% of site	20% of site	25% of block	45% of block	20% of block	For large blocks greater than 800 m ² One medium and one large tree plus one additional large or two additional medium trees for each 800 m ²
Commercial Zones	20% of site	10% of site	20% of site	10% of site	N/A	N/A	N/A

Multi unit dwellings – planting area

Block size	800m ² block		1200m ² block	
	Current	Proposed	Current	Proposed
RZ1 & RZ2	160m ²	280m ²	240m ²	420m ²
RZ3, RZ4 & RZ5	80m ²	200m ²	120m ²	300m ²
Residential in Commercial Zones	80m ²	80m ²	120m ²	120m ²

Variation 369 – next steps



- V369 was approved by the Minister for Planning and Land Management on 2 May 2022
- Information sheets on appropriate tree species are being prepared
- The commencement date for V369 is 1 September 2022 and will apply to:
 - DAs submitted for completeness check on or after 1 September 2022; and
 - BAs determined on or after 1 September 2022.

