

Attachment C: Audit of Living Infrastructure – Variation 369 and new Territory Plan

V369 provision	Location in new Territory Plan /specs	Comment
Definitions		
Deep soil zone	Dictionary	No change
Planting area	Dictionary	No change
Site coverage	Dictionary	Wording amended to clarify what structures are included or not (e.g. clarifies that roofed decks are counted in site coverage but not unroofed decks).
Single dwelling housing		
Requirement for planting area R38 – large blocks after 1 Jan 2020 R38A – large blocks before 1 Jan 2020 R39 – mid-sized blocks after 1 Jan 2020 R39A – mid-sized blocks before 1 Jan 2020 R40 – compact blocks after 1 Jan 2020 R40A – compact blocks before 1 Jan 2020	Residential Zones Specification Specification 8.1 – planting area	Amount required is unchanged. Now applicable to all blocks.
R40B – site coverage	Residential Zones Policy – Assessment requirement 1 a), b) & c)	Percentage required is unchanged but now mandatory (rather than discretionary) and applicable to all blocks (irrespective of age). (mandatory plot ratio requirement removed).
R40C – tree planting requirement (blocks before 1 Jan 2020)	Residential Zones Specification Specification 8.2 – tree planting	Requirement is unchanged. Now applicable to all blocks.
Multi-unit housing		
R38 – site open space RZ1 and RZ2 –	Residential Zones Specification	Planting area requirement now applicable to all blocks.

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<p>blocks after 1 Jan 2020</p> <p>R38A – site open space RZ1 and RZ2 – blocks before 1 Jan 2020</p> <p>R39D – site open space RZ3, RZ4, RZ5 blocks before 1 Jan 2020</p>	<p>Specification 8.1 – planting area</p>	<p>Amount required is unchanged but requirement is separated from private open space requirements (see below).</p>
<p><i>Rules applicable to RZ1 and RZ2 blocks before 1 Jan 2020</i></p> <p>R38C – planting area</p> <p>R38D – tree canopy cover</p> <p>C38E – planting area criterion</p> <p>R38F – tree planting requirement</p>	<p>Residential Zones Specification</p> <p>Specification 8.1 – planting area</p> <p>Specification 8.3 – tree canopy cover</p> <p>Specification 8.4 – health of tree</p> <p>Specification 8.2 – tree planting</p>	<p>Area required is unchanged. Now applicable to all blocks.</p> <p>Unchanged. Now applicable to all blocks.</p> <p>Wording amended to reflect C40B as it is now applicable to all blocks.</p> <p>Unchanged. Now applicable to all blocks.</p>
<p><i>Rules applicable to RZ3, RZ4, RZ5 blocks before 1 Jan 2020</i></p> <p>R39B – planting area</p> <p>R39C – tree canopy cover</p> <p>R40A – tree planting requirement</p> <p>C40B – planting area criterion</p>	<p>Residential Zones Specification</p> <p>Specification 8.1 – planting area</p> <p>Specification 8.3 – tree canopy cover</p> <p>Specification 8.2 – tree planting</p> <p>Specification 8.4 – health of tree</p>	<p>Area required is unchanged. Now applicable to all blocks.</p> <p>Unchanged. Now applicable to all blocks.</p> <p>Unchanged. Now applicable to all blocks.</p> <p>Wording applied instead of C38E as it is now applicable to all blocks.</p>
<p>R38B – site coverage RZ1 and RZ2 blocks before 1 Jan 2020</p> <p>R39A – site coverage RZ3, RZ4, RZ5 blocks before 1 Jan 2020</p>	<p>Residential Zones Policy</p> <p>RZ1 & RZ2 - Assessment requirement 2</p> <p>RZ3,4 & 5 - Assessment requirement 3</p>	<p>Coverage increased by 5% and now mandatory.</p> <p>Coverage increased by 5% and now mandatory.</p> <p>Now applicable to all blocks (irrespective of age). (mandatory plot ratio requirement removed)</p>
<p>Commercial Zones</p>		
<p>New requirements</p>	<p>Commercial Zones Specification</p> <p>Specification 8.1 – tree canopy cover</p>	<p>New requirements being introduced with the new Territory Plan.</p>

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	<p>Specification 8.2 – reducing urban heat – cool roof</p> <p>Specification 8.3 & 8.4 – reducing urban heat – cool facade</p> <p>Specification 8.5 – reducing urban heat – cool paving</p> <p>Specification 8.6, 8.7 & 8.8 – protection from heat (early childhood education and care, educational establishment, residential care accommodation and retirement village)</p>	
Community Facility Zone		
New requirements	<p>Community Facilities Zone Specification</p> <p>Specification 8.3 – tree canopy cover</p> <p>Specification 8.4 – reducing urban heat – cool roof</p> <p>Specification 8.5 & 8.6 – reducing urban heat – cool facade</p> <p>Specification 8.7 – reducing urban heat – cool paving</p> <p>Specification 8.8, 8.9 & 8.10 – protection from heat (early childhood education and care, educational establishment, residential care accommodation and retirement village)</p>	New requirements being introduced with the new Territory Plan.
Subdivision		
New requirements	<p>Subdivision Specification</p> <p>Specification 14.2 – tree canopy cover</p> <p>Specification 14.3 – reducing urban heat</p>	New requirements being introduced with the new Territory Plan.

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	– cool paving Specification 14.4 – protection from heat (playgrounds and public seating)	
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Relevant residential and commercial zones assessment outcomes (in Part E1 Residential Zones Policy and Part E2 Commercial Zones Policy)

Sustainability and environment

8. [Residential zones] Sufficient planting area and canopy trees are provided, and roofed areas and hard surfaces limited, to reduce urban heat island effects, minimise stormwater run-off and maintain ecosystem services. This includes consideration of water sensitive urban design measures.
[Commercial zones] Urban heat island effects are reduced, stormwater run-off is minimised and ecosystem services are maintained through provision of planting area and canopy trees, limiting impervious surfaces, selection of building materials and design of outdoor spaces. This includes consideration of water sensitive urban design measures.
9. Deep soil zones are provided on site to support healthy tree growth and provide adequate room for canopy trees.
10. Biodiversity connectivity is maintained across the landscape.
11. Loss of native habitat and biodiversity is avoided and/or minimised.
12. Threats to biodiversity such as noise, light pollution, invasive species incursion or establishment, chemical pollution, or site disturbance are avoided or minimised through good design.
13. The health and functionality of waterways and catchments is maintained, including through application of water sensitive urban design principles.
14. Minimise cut and fill to protect natural hydrological function and limit soil erosion and site disturbance.
15. Waste is appropriately managed on site without having a detrimental impact on residents and the surrounding area.
16. The development considers, addresses and mitigates site constraints and environmental risks, including natural features, topography, noise, bushfire, flooding, contamination, air quality or hazardous materials are appropriately considered for the site.

Public realm and amenity

17. The development achieves reasonable solar access and microclimate conditions in the public realm and streets to support their use by the community.