Urban Tree Canopy Overlay

D01: Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable

PO 1.1	DTS/DPF 1.1	
Trees are planted or retained to contribute to an urban tree canopy	Tree planting is provided in accordance with the following:	
	Site size per dwelling (m^2)	**Tree size* and number required per dwelling**
	<450m^2	1 small tree
	450-800m^2	1 medium tree or 2 small trees
	>800m^2	1 large tree or 2 medium trees or 4 small trees

Table 1: Tree size

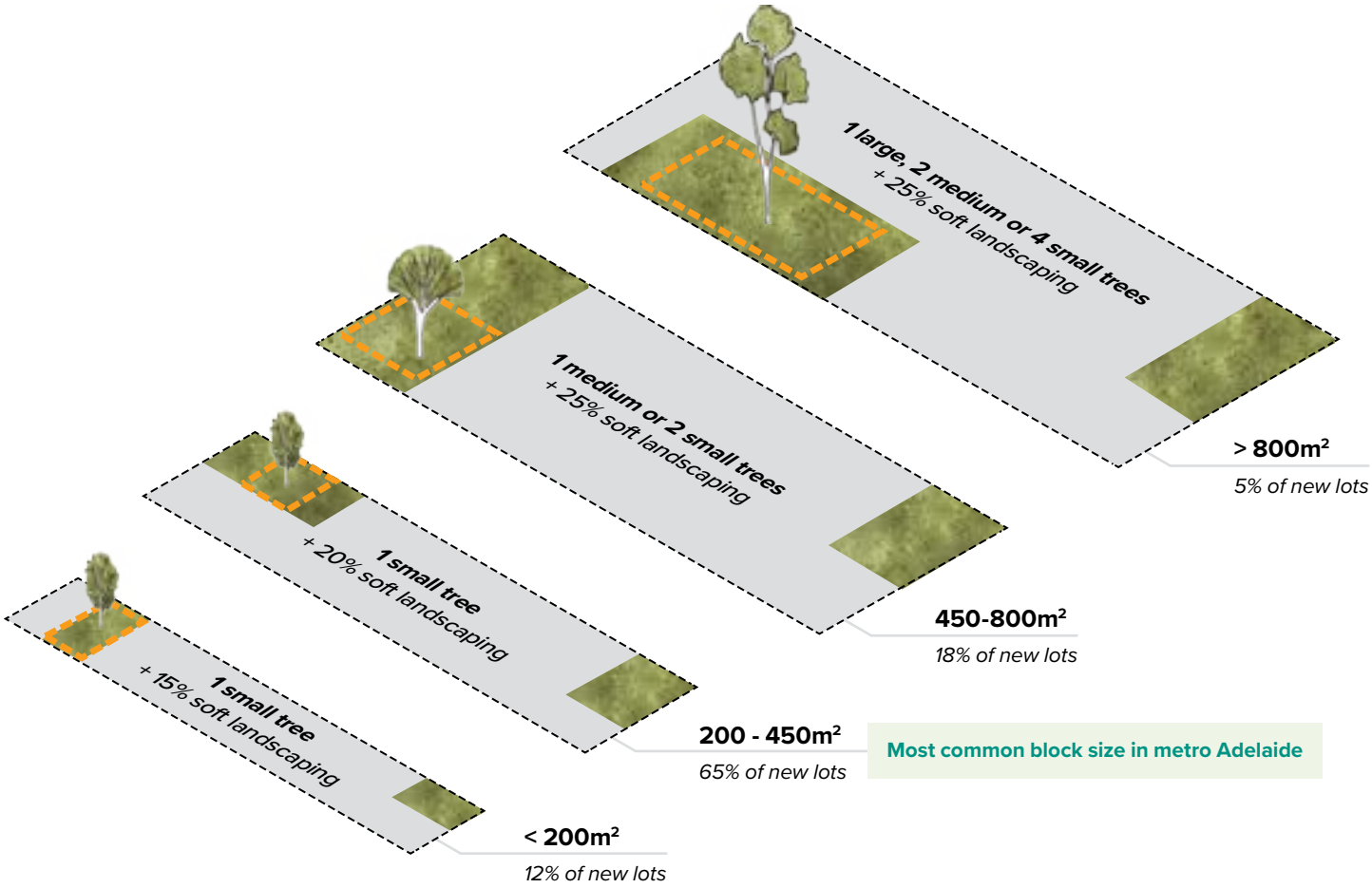
Tree Size	Mature height (min)	Mature spread (min)	Soil area around tree within development site (min)
Small	4m	2m	10m^2 and min. dimension of 1.5m
Medium	6m	4m	30m^2 and min. dimension of 2m
Large	12m	8m	60m^2 and min dimension of 4m

The discount in Column D of Table 2 discounts the number of trees required to be planted in DTS/DPF 1.1 where existing tree(s) are retained on the subject land that meet the criteria in columns A, B and C of Table 2, and are not a species identified in Regulation 3F(4)(b) of the Planning Development and Infrastructure (General) Regulations 2017.

Table 2: Tree discounts

Retained tree height (Column A)	Retained tree spread (Column B)	Retained soil area around tree within development site (Column C)	Discount applied (Column D)
4-6m	2-4m	10m^2 and min. dimension of 1.5m	2 small trees (or 1 medium tree)
6-12m	4-8m	30m^2 and min. dimension of 3m	2 medium trees (or 4 small trees)
>12m	>8m	60m^2 and min dimension of 6m	2 large trees (or 4 medium trees, or 8 small trees)

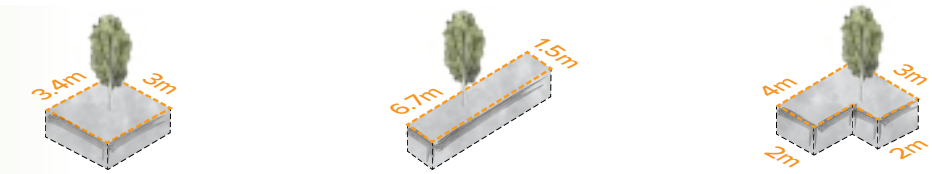
See glossary on page 108 for a definition of soft landscaping



Small tree

4m ⟷ 2m

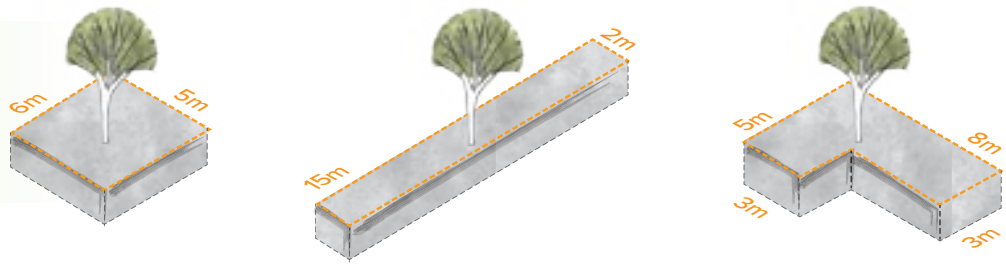
10m² soil area



Medium tree

6m ⟷ 4m

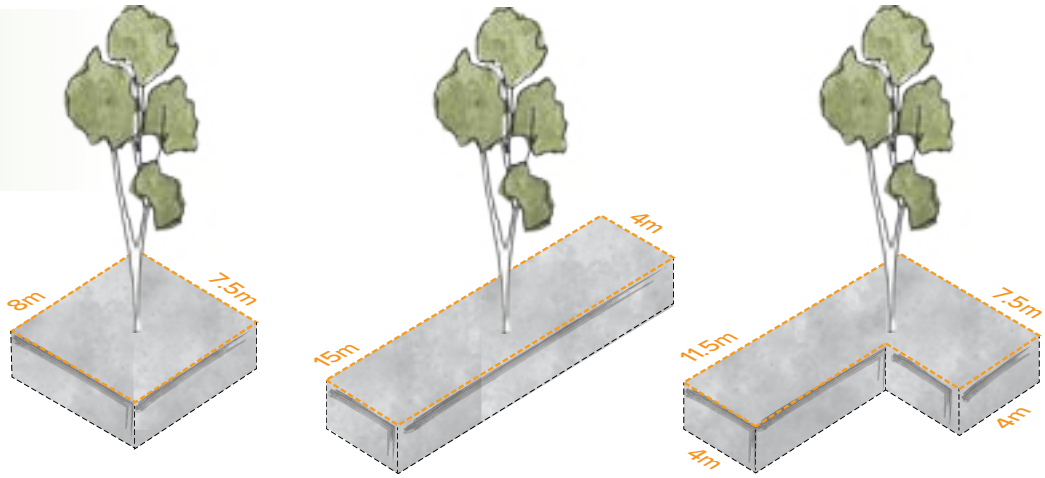
30m² soil area



Large tree

12m ⟷ 8m

60m² soil area



General Development Policies

Design in Urban Areas

Landscaping

PO 22.1	DTS/DPF 22.1
Soft landscaping is incorporated into development to: a) minimise heat absorption and reflection b) contribute shade and shelter c) provide for stormwater infiltration and biodiversity d) enhance the appearance of land and streetscapes.	Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with a and b. a. a total area as determined by the following table:

Dwelling site area (or average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
>200-450	20%
>450	25%

b. at least 30% of any land between the primary street boundary and the primary building line

Soft landscaping

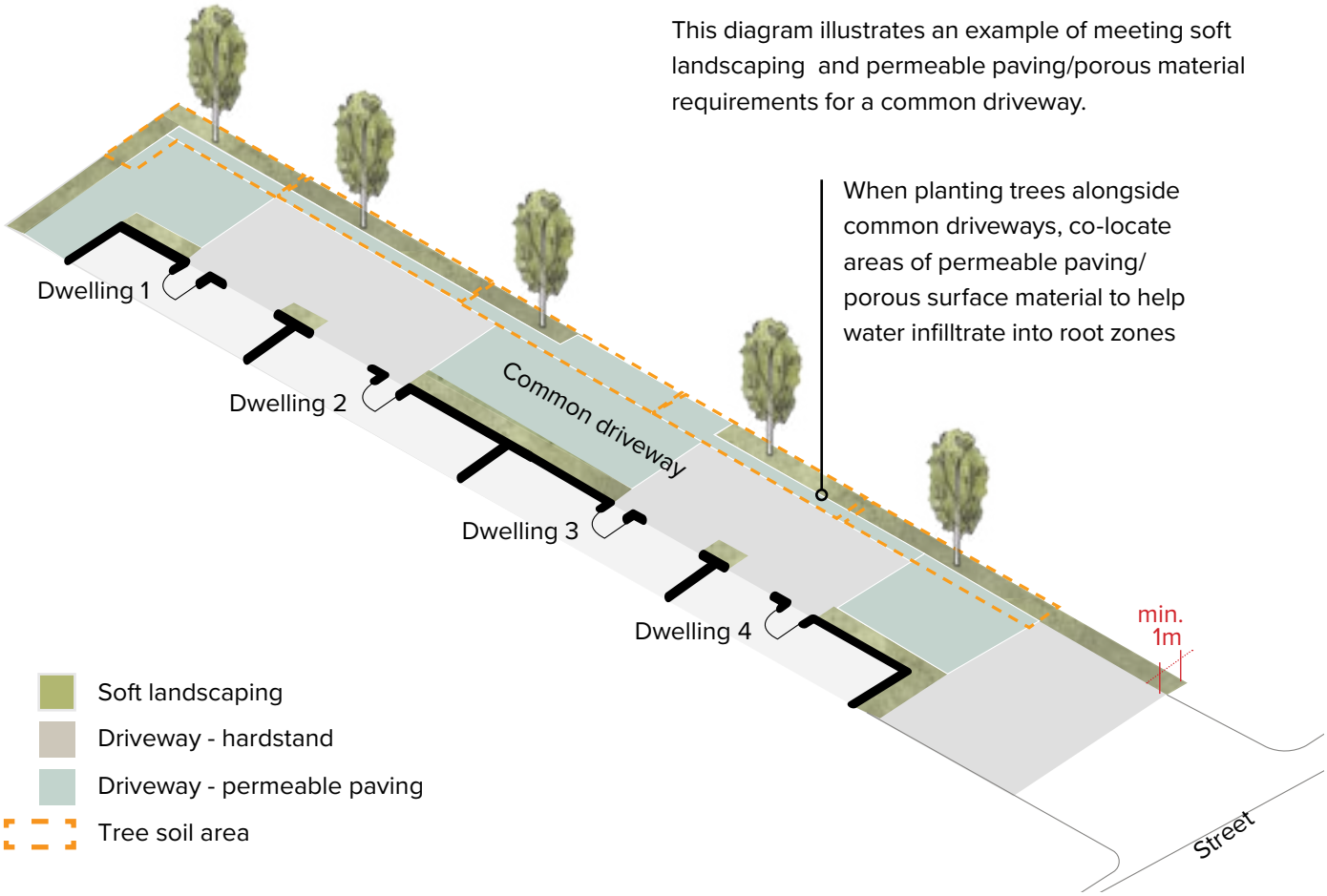
PO 34.1	DTS/DPF 34.1
Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas	Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway
PO 34.2	**DTS/DPF 34.2**
Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management	Battle-axe or common driveways satisfy a. and b.: a. are constructed of a minimum of 50% permeable or porous material b. where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).

Table 1: Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	Total private open space area: a. Site area <301m^2: 24m^2 located behind the building line b. Site area >301m^2: 60m^2 located behind the building line Minimum directly accessible from a living room: 16m^2 with a minimum dimension of 3m

This diagram illustrates an example of meeting soft landscaping and permeable paving/porous material requirements for a common driveway.

When planting trees alongside common driveways, co-locate areas of permeable paving/ porous surface material to help water infiltrate into root zones

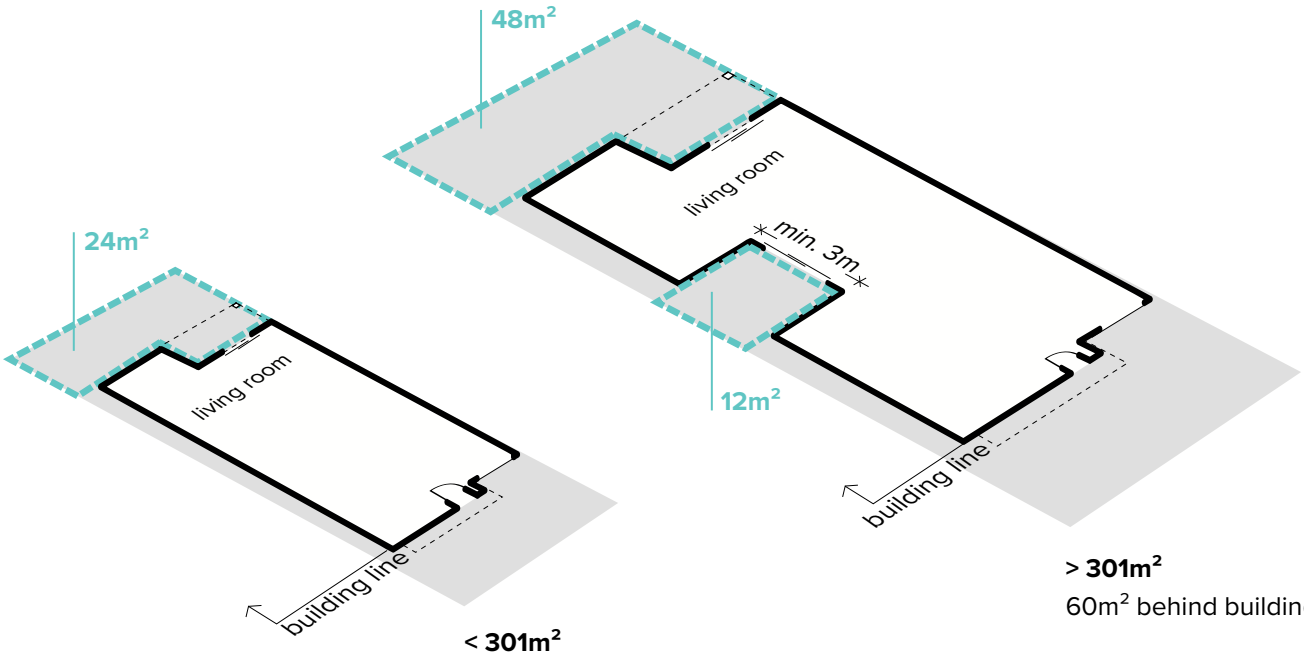


Soft landscaping

Driveway - hardstand

Driveway - permeable paving

Tree soil area



< 301m²
24m² behind building line

> 301m²
60m² behind building line

Private Open Space