



DPA-04 Missing Middle Housing Reform

Answer to question taken on notice

Asked by: Ms Fiona Carrick MLA

Addressed to: Minister for Planning and Sustainable Development

In relation to: Development applications and tree canopy

Hearing: 12 February 2026

Uncorrected: Proof Transcript pp 91-92

Transcript provided: 19 February 2026

Answer Due: 26 February 2026

MS CARRICK: And I was also just curious to know, how often when a DA is approved that it does not meet the 20 per cent tree canopy? So while the— I take your point that on released land it does not necessarily meet the 30 per cent because you have got all these other things that are bringing the canopy up. But how often would a DA be approved that it does not meet even 20 per cent of tree canopy?

Ms Kaucz: I could not say off the top of my head. So I suppose it is for developments that— so some of the developments that happen are exempt. So that will have to be fully compliant with those requirements for tree canopy cover and then planting area, for it to be exempt development, that is usually single dwellings. But other DAs, we can give an estimate of how often that might be the case. It is usually balanced with other changes. So usually a DA is lodged because it might not meet all the requirements in the specifications, including tree canopy covering or planting area. But I can get back to you on how regularly. That might be something that we look for regularly.

MS CARRICK: Thank you.

Chris Steel MLA: The answer to the Member's question is as follows:

Development applications (DAs) are assessed by the independent Territory Planning Authority (the Authority) against the requirements of the *Planning Act 2023*. In doing so, the Authority must consider a range of matters outlined in the Territory Plan and raised by entities and through representations.

All residential DAs must meet the assessment outcome of providing sufficient planting area, canopy trees, deep soil zones and water sensitive urban design measures to enhance living infrastructure, support healthy tree growth and minimise stormwater runoff. This is discussed further in the response to QON 01 from this Inquiry. A DA cannot be approved if it is deemed not to meet all relevant assessment outcomes.

The residential technical specifications include tree coverage solutions for residential developments. For example, multi-unit developments can provide at least a 15% tree shade in RZ1-RZ2 zones, and

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at least 20% canopy cover for multi-unit developments in RZ3-RZ55 zones. However, these are just one of the many considerations that the Authority must assess as part of the Assessment process.

Other considerations will be taken into account to ensure the development achieves the best overall planning outcome. These include site limitations and nature of the proposal, existing and proposed landscaping and useability and operational requirements for the site.

Given there are variety of matters considered by the Authority for each DA, statistics relating to tree canopy matters is not information that is currently held by the Authority. Providing this information would require extensive resources to manually review each DA.

Approved for circulation to the Standing Committee on Environment, Transport and City Services

Signature:



Date:

25/2/26

By the Minister for Planning and Sustainable Development, Chris Steel MLA