

# Dual Occupancy – Landscaping Works

## Single Landscape Approval

Under the superseded Redlands Planning Scheme 2006, a dual occupancy required the lodgement of a planning application (Material Change of Use [MCU]) and subsequent compliance assessment for landscaping works. Taking a risk-tolerant approach, Council has removed the requirement for an applicant to lodge a request for compliance assessment for landscaping works when developing a dual occupancy.

## Will further assessment for landscaping works for a dual occupancy be required?

In most cases: No. The only circumstance that landscaping works approval may be required is when those works are undertaken on public land or land being dedicated as public land.

## What landscaping information must be provided as part of the MCU application?

A Landscape Concept Plan will need to be lodged as part of the MCU application information. This plan must identify those areas of the site that will be provided as landscaping and open space. The plan can form part of the site plan, however Council prefers this is provided as a separate plan.

The Landscape Concept Plan will need to demonstrate compliance with the Acceptable Outcomes for landscaping for the relevant zone code in the City Plan. The plan must also identify the location of existing mature trees (on the site, overhanging the site and on the adjacent road

reserve) that are being retained as part of the development.

**Advice:** Refer to the mandatory supporting information outlined in DA forms guide: Relevant plans for clarification on plan information required to be submitted as part of the MCU application.

## What landscaping works will be required as part of the development?

The MCU approval conditions will identify what landscaping works are required as part of the development.

This may include:

- Planting of landscaping within the identified landscape areas on the Landscape Concept Plan;
- Ensuring that no weed species are used on the site;
- Paying a street tree contribution;
- Implementing tree protection measures to existing mature trees during construction activities to ensure the long-term survival of the vegetation.

**Advice:** Ensure that you read all of the conditions of the approval to familiarise yourself with the requirements and processes. If you do not understand a condition, you are advised to contact the assessment manager to seek clarification.

**Disclaimer** This fact sheet is intended to help people gain an understanding of the Redland City Plan and is a GUIDE ONLY. The content of this fact sheet is not intended to replace the provisions of the Redland City Plan.

