

Multiple Dwelling up to 9 Units – Landscaping Works

Single Landscape Approval

Under the superseded Redlands Planning Scheme 2006, a Multiple Dwelling up to 9 Units required the lodgement of a planning application for a Material Change of Use (MCU) and subsequent compliance assessment for landscaping works. In an attempt to reduce the need for an additional approval process, Council has now largely removed the requirement to lodge a request for further assessment for landscaping works for Multiple Dwelling developments of up to 9 Units. Council will continue to ensure that these developments are designed, constructed and finished to a high standard.

Will an application for landscaping works for a multiple dwellings of 9 or less be required?

The circumstance in which landscaping works approval may be required is:

- when a detailed Landscape Plan or Landscape Concept Plan has not been provided;
- when the submitted plan is insufficient to allow assessment against the City Plan;
- Where works are required on public land or where land is being dedicated as public land.

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

A detailed Landscape Plan or Landscape Concept Plan will need to be lodged as part of the Material Change of Use (MCU) application information. This landscape plan must identify those areas of the site that will be provided as landscaping and open space.

It should also include details about the lighting proposed, fencing, retaining walls, clothes drying facilities and surface treatment including planting areas, turf areas and hard surfaces. The plan must also include the location & identification of existing mature trees (both on the site, overhanging the site and on the adjacent road reserve) being retained as part of the development & proposed method of protection during construction such as proposed Tree Protection Zones.

Where applicable the plan should include details of planting within a proposed stormwater quality improvement device. The Landscape Design Concept Plan will need to demonstrate compliance with the Acceptable Outcomes for landscaping for the relevant zone code and also compliance with any overlay codes relating to the site that may have specific landscaping requirements.

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 Design Concept Plan;
- That no weed species are planted on the site;
- Paying a street tree contribution;
- Planting native species from the Regional Ecosystem for the area; and
- Implementing tree protection measures around existing mature trees during construction activities to ensure the long-term survival of the vegetation.

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.

