

Dual Occupancy – Landscaping Works

Single Landscape Approval

In the past, a dual occupancy required the lodgement of a planning application (*Material Change of Use* [QMCU]) and subsequent compliance assessment for landscaping works. Taking a risk-tolerant approach, Council has now largely removed the requirement for an applicant to lodge a request for landscaping works when developing a dual occupancy.

Will an application 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 required on public land or land being dedicated as public land.

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

A “Concept Landscape 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. This plan could form part of the site plan or, preferably, provided as a separate distinct plan.

The “Concept Landscape Plan” will need to demonstrate compliance with Specific Outcomes S6 and S7 of the Dual Occupancy Code of the Redlands Planning Scheme with regard to the allocation of landscaping and open space. 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 [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 Concept Landscape 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.

Will the removal of landscaping works approvals be expanded to other development types?

Yes. Phase 2 of this project will investigate removing the requirement for landscaping approvals for multiple dwellings up to 9 units.

Removing the requirement for landscaping works approval, saves you time and money!