

## Multiple Dwelling up to 9 units Landscaping Works

### Single Landscape Approval

In the past, 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 compliance 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.

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

### Will a compliance assessment for Landscaping Works for a Multiple Dwellings of 9 or less be required?

The only circumstances in which landscaping works approval may be required is when a *Landscape Design Concept Plan* has not been provided, or is insufficient to allow assessment against the Planning Scheme, the works required are on public land or land is being dedicated as public land.

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

A "*Landscape Design 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 & open space.

It should also include any lighting proposed, fencing details, 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 to proposed stormwater quality improvement devices.

The *Landscape Design Concept Plan* will need to demonstrate compliance with the Specific Outcomes of the Multiple Dwelling Code of the Redlands Planning Scheme with regard to the allocation of landscaping, open space, pathways and service facilities, compliance with the Landscape Code Part 8 Division 8 and also compliance with the applicable zone code and any overlay codes, relating to the site that may have specific landscaping considerations.

### 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 species chosen from Council's Vegetation Enhancement Strategy and Policy (VES) November 2007. and
- Implementing tree protection measures to existing mature trees during construction activities to ensure the long-term survival of the vegetation.

**Note:** This fact sheet is intended to be a GUIDE ONLY pertaining to Redland City Council's requirements for development applications. It is recommended that professional advice from a consultant is sought to ensure that all relevant requirements are met.