Table 5.9.59.A—Rochedale urban community neighbourhood plan: material change of use

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| Use | Categories of development and assessment | Assessment benchmarks |
| If in the neighbourhood plan area |
| MCU, if assessable development where not listed in this table | No change | Rochedale urban community neighbourhood plan code |
| If in the Town centre precinct (NPP-001) |
| Bar | Assessable development—Code assessment |
| If:1. the ground floor is wholly occupied by non-residential uses;
2. residential uses are no greater than 30% of the total gross floor area on the site
 | Rochedale urban community neighbourhood plan codeCentre or mixed use codePrescribed secondary code |
| Centre activities (activity group) | Assessable development—Code assessment |
| If: 1. gross floor area is no greater than 14,500m2 where shop or shop component of a shopping centre;
2. the ground floor is wholly occupied by non-residential uses;
3. residential uses are no greater than 30% of the total gross floor area on the site
 | Rochedale urban community neighbourhood plan codeCentre or mixed use codePrescribed secondary code |
| Garden centre | Assessable development—Code assessment |
| If:1. the ground floor is wholly occupied by non-residential uses;
2. residential uses are no greater than 30% of the total gross floor area on the site
 | Rochedale urban community neighbourhood plan codeCentre or mixed use codePrescribed secondary code |
| Hotel | Assessable development—Code assessment |
| If:1. the ground floor is wholly occupied by non-residential uses;
2. residential uses are no greater than 30% of the total gross floor area on the site
 | Rochedale urban community neighbourhood plan codeCentre or mixed use codePrescribed secondary code |
| Multiple dwelling | Assessable development—Code assessment |
| If:1. the ground floor is wholly occupied by non-residential uses;
2. residential uses are no greater than 30% of the total gross floor area on the site
 | Rochedale urban community neighbourhood plan codeCentre or mixed use codeMultiple dwelling codePrescribed secondary code |
| Nightclub entertainment facility | Assessable development—Code assessment |
| If:1. the ground floor is wholly occupied by non-residential uses;
2. residential uses are no greater than 30% of the total gross floor area on the site
 | Rochedale urban community neighbourhood plan codeCentre or mixed use codePrescribed secondary code |
| Service station | Assessable development—Code assessment |
| If:1. the ground floor is wholly occupied by non-residential uses;
2. residential uses are no greater than 30% of the total gross floor area on the site
 | Rochedale urban community neighbourhood plan codeCentre or mixed use codePrescribed secondary code |
| If in the Business park and gateway civic precinct (NPP-003) |
| Research and technology industry | Assessable development—Code assessment |
| If:1. on a site in the Business park sub-precinct: NPP-003a;
2. for scientific or technological research, investigation or testing;
3. no greater than 4 storeys
 | Rochedale urban community neighbourhood plan code Industry codePrescribed secondary code |
| Educational establishment excluding school | Assessable development—Code assessment |
| If on a site in the Gateway civic sub-precinct (NPP-003b) and complying with the number of storeys, building height and gross floor area specified in Table 7.2.18.4.3.B of the Rochedale urban community neighbourhood plan code | Rochedale urban community neighbourhood plan codeCentre or mixed use codePrescribed secondary code |
| Food and drink outlet | Assessable development—Code assessment |
| If on a site in the Gateway civic sub-precinct (NPP-003b) and complying with the number of storeys, building height and gross floor area specified in Table 7.2.18.4.3.B of the Rochedale urban community neighbourhood plan code | Rochedale urban community neighbourhood plan codeCentre or mixed use codePrescribed secondary code |
| Function facility | Assessable development—Code assessment |
| If:1. on a site in the Business park sub-precinct (NPP-003a);
2. gross floor area is no greater than 1,800m2
 | Rochedale urban community neighbourhood plan codeCentre or mixed use codePrescribed secondary code |
| Office | Assessable development—Code assessment |
| If on a site in the Gateway civic sub-precinct (NPP-003b) and complying with the number of storeys, building height and gross floor area specified in Table 7.2.18.4.3.B of the Rochedale urban community neighbourhood plan code | Rochedale urban community neighbourhood plan code Centre or mixed use codePrescribed secondary code |
| If in the Potential development area precinct (NPP-005) |
| Dwelling house | Accepted development, subject to compliance with identified requirements |
| If not on a small lot, where:1. on a site in:
2. the Low density residential sub-precinct (NPP-005b); or
3. the Low-medium density residential sub-precinct (NPP-005c);
4. complying with all acceptable outcomes in the Dwelling house code
 | Not applicable |
| If on a small lot, where:1. on a site in:
2. the Low density residential sub-precinct (NPP-005b); or
3. the Low-medium density residential sub-precinct (NPP-005c);
4. complying with all acceptable outcomes in the Dwelling house (small lot) code
 | Not applicable |
| Assessable development—Code assessment |
| If not on a small lot, where:1. on a site in:
2. the Low density residential sub-precinct (NPP-005b); or
3. the Low-medium density residential sub-precinct (NPP-005c);
4. not complying with all acceptable outcomes in the Dwelling house code
 | Dwelling house code |
| If on a small lot, where:1. on a site in:
2. the Low density residential sub-precinct (NPP-005b); or
3. the Low-medium density residential sub-precinct (NPP-005c);
4. not complying with all acceptable outcomes in the Dwelling house (small lot) code
 | Dwelling house (small lot) code |
| Dual occupancy | Assessable development—Code assessment |
| If on a site in the Low density residential sub-precinct (NPP-005b), where the site area is greater than 800m2 | Rochedale urban community neighbourhood plan codeDual occupancy codePrescribed secondary code |
| Centre activities (activity group) | Assessable development—Code assessment |
| If on a site in the Mixed use sub-precinct (NPP-005d), where:1. the site area is greater than 1,600m2;
2. non-residential uses are combined with residential uses;
3. the ground storey is wholly occupied by non-residential uses;
4. non-residential uses are no greater than 30% of the total gross floor area on the site;
5. floor to ceiling height at the ground storey is greater than 4.2m
 | Rochedale urban community neighbourhood plan codeCentre or mixed use codePrescribed secondary code |
| Hotel | Assessable development—Code assessment |
| If on a site in the Mixed use sub-precinct (NPP-005d), where:1. the site area is greater than 1,600m2;
2. non-residential uses are combined with residential uses;
3. the ground storey is wholly occupied by non-residential uses;
4. non-residential uses are no greater than 30% of the total gross floor area on the site;
5. floor to ceiling height at the ground storey is greater than 4.2m
 | Rochedale urban community neighbourhood plan code Centre or mixed use codePrescribed secondary code |
| Multiple dwelling | Assessable development—Code assessment |
| If on a site in the Low-medium density residential sub-precinct (NPP-005c), where:1. the site area is greater than 600m2 with a minimum frontage of 15m;
2. a minimum of 40% of the site area is provided as open space with a minimum dimension of 3m, with half the open space dedicated deep planting with a minimum dimension of 6m;
3. no greater than 2 storeys and 9.5m in height
 | Rochedale urban community neighbourhood plan codeMultiple dwelling codePrescribed secondary code |
| If on a site in the Mixed use sub-precinct (NPP-005d), where:1. the site area is greater than:
2. 800m2, for residential uses, with a minimum frontage of 20m; or
3. 1,600m2, for mixed residential and non-residential uses;
4. floor to ceiling height at the ground storey is greater than 4.2m;
5. non-residential uses are combined with residential uses;
6. the ground storey is wholly occupied by non-residential uses;
7. non-residential uses are no greater than 30% of the total gross floor area on the site;
8. complying with the number of storeys and building height specified in Table 7.2.18.4.3.B of the Rochedale urban community neighbourhood plan code;
9. for development in the mixed use element around the Neighbourhood centre and near the intersection of Gardner Road and Miles Platting Road, complies with the Rochedale urban community neighbourhood plan AO18.1, AO23.1, AO24.2 and AO25; or
10. for development in the mixed use element at Underwood Road and the intersection of Miles Platting Road and Rochedale Road complies with the Rochedale urban community neighbourhood plan AO18.1, AO23.1, AO24.2 and AO26
 | Rochedale urban community neighbourhood plan codeMultiple dwelling codeCentre or mixed use codePrescribed secondary code |

Table 5.9.59.B—Rochedale urban community neighbourhood plan: reconfiguring a lot

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| Zone | Categories of development and assessment | Assessment benchmarks |
| If in the neighbourhood plan area |
| ROL, if assessable development where not listed in this table | No change | Rochedale urban community neighbourhood plan code |
| Any zone | Assessable development—Impact assessment |
| If on a site in the Town centre precinct (NPP-001), where:1. any resulting lot is less than 5ha if not associated with an existing or approved building;
2. not complying with AO3 of the Rochedale urban community neighbourhood plan code
 | The planning scheme including:Rochedale urban community neighbourhood plan codeSubdivision codeApplicable zone codePrescribed secondary code |
| If located either wholly or partly within the Potential development area precinct (NPP-005), where:1. not:
2. creating a single lot for that part of the site in the Potential development area precinct (NPP-005); or
3. opening a public road; or
4. dedicating land to Council for a public purpose;
5. not complying with AO3 of the Rochedale urban community neighbourhood plan code
 | The planning scheme including:Rochedale urban community neighbourhood plan codeSubdivision codeApplicable zone codePrescribed secondary code |
| If on a site in the Very-low density residential sub-precinct (NPP-005a), where:1. any resulting lot is less than 2,000m2;
2. not complying with AO3 of the Rochedale urban community neighbourhood plan code
 | The planning scheme including:Rochedale urban community neighbourhood plan codeSubdivision codeApplicable zone codePrescribed secondary code |
| If on a site in the Low density residential sub-precinct (NPP-005b), where:1. any resulting lot is less than:
2. 800m2 where for dual occupancy if not associated with an existing or approved building; or
3. 400m2 if not associated with an existing or approved building;
4. not complying with AO8.1 of the Rochedale urban community neighbourhood plan code;
5. not complying with AO3 of the Rochedale urban community neighbourhood plan code
 | The planning scheme including:Rochedale urban community neighbourhood plan codeSubdivision codeApplicable zone codePrescribed secondary code |
| If on a site in the Low-medium density residential sub-precinct (NPP-005c), where:1. not complying with AO8.1 of the Rochedale urban community neighbourhood plan code;
2. not complying with AO3 of the Rochedale urban community neighbourhood plan code
 | The planning scheme including:Rochedale urban community neighbourhood plan codeSubdivision codeApplicable zone codePrescribed secondary code |
| If on a site in the Mixed use sub-precinct (NPP-005d), where:1. any resulting lot is less than:
2. 1,600m2 where for mixed residential and non-residential uses if not associated with an existing or approved building; or
3. 800m2 with a minimum frontage of 20m where for residential uses if not associated with an existing or approved building;
4. not complying with AO8.1 of the Rochedale urban community neighbourhood plan code;
5. not complying with AO3 of the Rochedale urban community neighbourhood plan code
 | The planning scheme including:Rochedale urban community neighbourhood plan codeSubdivision codeApplicable zone codePrescribed secondary code |
| If a community title or a volumetric subdivision of a building that is not an existing or approved buildingNote—Any Community Title Subdivision or volumetric subdivision of an existing or approved dwelling house, would result in a material change of use and would no longer comprise a dwelling house. Refer to section 5.5 in Part 5 for the categories of development and assessment for the proposed new use. | The planning scheme including:Rochedale urban community neighbourhood plan codeSubdivision codePrescribed secondary code |

Table 5.9.59.C—Rochedale urban community neighbourhood plan: building work

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| Development | Categories of development and assessment | Assessment benchmarks |
| Building work, if assessable development | No change | Rochedale urban community neighbourhood plan code |

Table 5.9.59.D—Rochedale urban community neighbourhood plan: operational work

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| Development | Categories of development and assessment | Assessment benchmarks |
| Operational work, if assessable development | No change | Rochedale urban community neighbourhood plan code |