7.2.18.4 Rochedale urban community neighbourhood plan code

7.2.18.4.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Rochedale urban community neighbourhood plan area if:
2. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a neighbourhood plan ([section 5.9](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\RochedaleUrbanCommunityTOA.docx)); or
3. impact assessable development.
4. Land within the Rochedale urban community neighbourhood plan area is identified on the [NPM-018.4 Rochedale urban community neighbourhood plan map](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) and includes the following precincts:
5. Town centre precinct (Rochedale urban community neighbourhood plan/NPP-001);
6. Neighbourhood centre and business service centre precinct (Rochedale urban community neighbourhood plan/NPP-002);
7. Business park and gateway civic precinct (Rochedale urban community neighbourhood plan/NPP-003):
8. Business park sub-precinct (Rochedale urban community neighbourhood plan/NPP-003a);
9. Gateway civic sub-precinct (Rochedale urban community neighbourhood plan/NPP-003b).
10. Future industry precinct (Rochedale urban community neighbourhood plan/NPP-004);
11. Potential development area precinct (Rochedale urban community neighbourhood plan/NPP-005):
12. Very low density residential sub-precinct (Rochedale urban community neighbourhood plan/NPP-005a);
13. Low density residential sub-precinct (Rochedale urban community neighbourhood plan/NPP-005b);
14. Low–medium density residential sub-precinct (Rochedale urban community neighbourhood plan/NPP-005c);
15. Mixed use sub-precinct (Rochedale urban community neighbourhood plan/NPP-005d);
16. Proposed busway station sub-precinct (Rochedale urban community neighbourhood plan/NPP-005e);
17. Community uses sub-precinct (Rochedale urban community neighbourhood plan/NPP-005f).
18. When using this code, reference should be made to [section 1.5](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Part1.docx#Part1Pt5), [section 5.3.2](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Part5TablesOfAssessmentIntro.docx#Part532) and [section 5.3.3](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Part5TablesOfAssessmentIntro.docx#Part533).

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—This neighbourhood plan includes a table of assessment with variations to categories of development and assessment. Refer to [Table 5.9.59.A](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\RochedaleUrbanCommunityTOA.docx#Table5959A), [Table 5.9.59.B](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\RochedaleUrbanCommunityTOA.docx#Table5959B), [Table 5.9.59.C](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\RochedaleUrbanCommunityTOA.docx#Table5959C) and [Table 5.9.59.D](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\RochedaleUrbanCommunityTOA.docx#Table5959D).

7.2.18.4.2 Purpose

1. The purpose of the Rochedale urban community neighbourhood plan code is to provide finer grained planning at a local level for the Rochedale urban community neighbourhood plan area.
2. The purpose of the Rochedale urban community neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.
3. The overall outcomes for the neighbourhood plan area are:
4. The Rochedale urban community (‘Rochedale’) is developed as an integrated and master-planned urban community with a mix of uses. These include a range of residential, commercial, industrial and educational uses.
5. Rochedale will mainly comprise residential areas in a series of neighbourhoods, each with a neighbourhood centre that acts as a focal point. There will be a mix of residential types, sizes, tenure and densities providing housing choice and affordability for all stages of the life cycle to meet diverse community needs. [Affordable housing](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#AffordHsg) is encouraged through development bonuses. The interface between higher densities and lower densities is managed through [building heights](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#BuildingHeight) decreasing with increasing distance from centres and [major roads](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#MajorR).
6. The range of commercial areas maximises the opportunities for local employment, to provide superior business settings and cluster compatible businesses and services.
7. Koalas and their habitats are protected.
8. Existing vegetation in [parks](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Park) is retained to provide [amenity](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Amenity) as well as retain elements of the Rochedale cultural landscape. Opportunity exists for the re-alignment of the local park to the south-east of the Rochedale Road and Ford Road intersection to include an existing mature orchard.
9. Development incorporates innovative integrated water management strategies which contribute to making Rochedale water efficient.
10. Core and fringe waterway corridors are located along the existing creek networks of Rochedale and provide for multifunctional uses. Through rehabilitation:
11. the core waterway corridor provides for water conveyance, protection of waterway health, wildlife movement, vegetation protection, urban [amenity](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Amenity) and low-impact recreation;
12. the fringe waterway corridor, located either side of the core waterway corridor and protecting the core waterway corridor from adverse impacts;
13. provides for pedestrian/cycle movement, essential infrastructure and where shown, local [parks](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Park).
14. Where safe traffic operation allows, direct lot access will be encouraged to create active frontages and social interaction, streetscape [amenity](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Amenity) and safety. Direct lot access is not appropriate on the [major roads](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#MajorR).
15. The focus of the public transport system in Rochedale will be the Town centre precinct (Rochedale urban community neighbourhood plan/NPP-001). However, the further development of the South East Busway is likely to create a new busway station on Underwood Road. This will provide an opportunity for the surrounding community to receive a much higher level of service.
16. Land to the east of Rochedale around Ford Road, Alperton Road and Kloske Road supports valued wildlife. The road network must be designed to direct through-traffic away from this area.
17. The enhancement of movement system connectivity between Rochedale and communities to the west is to be considered in future movement system planning for the area. In particular, improved public and active transport connections are strongly encouraged. Enhancements to the general road system will focus on improving network efficiency and capacity along existing road corridors such as Mt Gravatt-Capalaba Road and Miles Platting Road.
18. New infrastructure will be provided to the neighbourhood plan area in accordance with Council's [Local government infrastructure plan](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Part4PIP.docx).
19. The long-term intention for the landfill site is for it to continue operation. Options for the site following the end of landfill activities include a metropolitan [park](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Park).
20. Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.
21. Town centre precinct (Rochedale urban community neighbourhood plan/NPP-001) overall outcomes are:
22. The Town centre precinct is the main commercial centre for the Rochedale community and is to have the role and function consistent with the [District centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping). It is the central location for retail, community, business and commercial uses in Rochedale. The town centre will contain at least 1 supermarket and supporting [shops](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Shop), as well as business or [office](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Office) uses. Additional facilities, such as for health care service and gymnasium, are encouraged to locate within the precinct, providing residents with local services as well as adding to the centre’s vitality.
23. The precinct provides centrally located bus stops and will be the focus of active and public transport in Rochedale. Residential development is supported and [affordable housing](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#AffordHsg) is encouraged.
24. The town centre itself has a sense of place featuring a town square, flanked by buildings with [community facilities](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#CommunityFacilities), and, [food and drink outlets](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#FoodDrink), with a strong link to a town [park](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Park) and nearby waterway corridor. The town centre may be developed in stages until the ultimate development is realised.
25. The town centre is a compact centre with active streetscapes and pedestrian environments and is not dominated by parking. It provides clear access including a town centre main street, vistas and focus to the nearby town [park](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Park) and waterway corridor to the west of the town centre. Refer to [Figure c](#Figurec), [Figure d](#Figured) and [Figure e](#Figuree) which reflect the design principles for how the town centre should ultimately develop. These include the relationship between the town [park](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Park), [community facilities](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#CommunityFacilities) and surrounding uses, the location of active frontages and the function and format of the main street.
26. Through traffic is discouraged from using the main streets by appropriate measures that limit vehicle speed and restrict the road to 2 lanes of moving traffic. The provision of landscaping and kerbside parking assists in achieving a pedestrian-friendly main street. All car parking is accessed via internal town centre roads, not from Miles Platting Road or Gardner Road.
27. The town square is the pre-eminent civic space within Rochedale and will perform a vital role in facilitating community interaction. The town square is a versatile space which allows for a variety of uses such as community markets and gatherings.
28. Unrestricted community access is required to promote a sense of community ownership. To achieve this outcome, the town square should be dedicated to the Council for public ownership.
29. Neighbourhood centre and business service centre precinct (Rochedale urban community neighbourhood plan/NPP-002) overall outcomes are:
30. These centres are located to best service the convenience needs of the surrounding community. [Figure a](#Figurea) indicates the location for these centres and allows flexibility in siting where 2 corner locations are shown. One of the corner sites is developed as a single, consolidated centre. The remaining corner site is developed in character with the adjoining land uses. The maximum [gross floor area](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#GFA) of each neighbourhood and business service centre is 1,500m2. Full-line supermarkets (greater than 1,000m2 or more than one supermarket activity), discount department stores and retail/bulky goods warehousing are not consistent with the outcomes sought for this precinct.
31. These centres provide strong links with the pedestrian and cycle networks and [parks](Definitions.docx#Park) (where applicable) and surrounding residential precincts. [Parks](Definitions.docx#Park) that adjoin a centre provide a focus and orientation for the centre.
32. Neighbourhood centres, as identified in [Figure a](#Figurea), are small convenience centres that provide local services to the surrounding residential neighbourhoods. These services include [shops](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Shop), restaurants and supporting [community uses](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#CommunityUse) and [childcare facilities](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Childcare). The neighbourhood centres have the role and function consistent with a Neighbourhood centre zone.
33. Business service centres, as identified in [Figure a](#Figurea), are small convenience centres that provide local services to the surrounding business community. These services include small food outlets, support [office](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Office) uses for businesses and limited retail. Childcare facilities are not considered compatible with these centres because of their close proximity to the landfill site.
34. Impact assessable uses that are consistent with the outcomes sought for the precinct include:
35. [centre activities](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#CentreActivities) (excluding [childcare centre](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Childcare) in a business service centre);
36. [multiple dwellings](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Multiple).
37. Impact assessable uses that are not consistent with the outcomes sought for the precinct include a [childcare centre](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Childcare) in a business service centre.
38. Business park and gateway civic precinct (Rochedale urban community neighbourhood plan/NPP-003) overall outcomes are:
39. This precinct accommodates specialised employment opportunities within Rochedale.
40. Business park sub-precinct (Rochedale urban community neighbourhood plan/NPP003a):
41. This sub-precinct forms a buffer area between the Rochedale landfill, the future industry area and residential areas. It accommodates high [amenity](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Amenity) and [low impact industry](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Lowimpactindustryusedef). Ancillary uses such as cafes are consistent with the outcomes sought. Stand-alone [office](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Office) or retail uses are not consistent with the outcomes sought.
42. A [function facility](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Function) is encouraged, adjoining the business service centre and waterway.
43. Stand-alone childcare centre facilities are not considered compatible due to the sub-precinct’s proximity to the landfill site. However, small-scale childcare facilities that can provide adequate space and equipment to allow active play may be supported where they are ancillary to and integrated with an industry use on the same site.
44. Gateway civic sub-precinct (Rochedale urban community neighbourhood plan/NPP-003b):
45. This sub-precinct is in a visible location near the motorways and has signature buildings that act as a gateway into Rochedale. It accommodates [offices](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Office) and related educational facilities. This is the only sub-precinct where a [service station](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#ServStation) is appropriate.
46. Impact assessable uses that are consistent with the outcomes sought for this precinct include:
47. if in the Business park sub-precinct (Rochedale urban community neighbourhood plan/NPP-003a):
48. [function facility](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Function);
49. [educational establishment](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#EducEstab) where a technical institute;
50. [childcare centre](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Childcare) where integrated with an industry on the same site and catering for workers on the site;
51. [service industry](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#ServInd);
52. [warehouse](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Warehouse);
53. [telecommunications facility](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#TelecomFacility) where any tower is located 30m from the site boundary of a [dwelling house](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#DwgHse) or land included in Low density residential.
54. a [service station](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#ServStation) if in the Gateway civic sub-precinct (Rochedale urban community neighbourhood plan/NPP-003b).
55. Impact assessable uses that are not consistent with the outcomes sought for this precinct include an [office](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Office) if in the Business park sub-precinct.
56. Future industry precinct (Rochedale urban community neighbourhood plan/NPP-004) overall outcomes are:
57. Waterway corridors are rehabilitated upon development of a site.
58. It is anticipated that [low impact industry](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Lowimpactindustryusedef) to [medium impact industry](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#MediumImpactIndustryusedef) will locate on this site.
59. Development provides a recreation space appropriate for use by the site’s worker population.
60. Development takes into consideration the site’s proximity to Bulimba Creek and its strategic role in forming part of the north–south fauna corridor.

Note—A structure plan is to be prepared in accordance with the [Structure planning planning scheme policy](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\StructurePlanningPSP.docx) for industrial development.

1. Potential development area precinct (Rochedale urban community neighbourhood plan/NPP-005) overall outcomes are:
2. Very low density residential sub-precinct (Rochedale urban community neighbourhood plan/NPP-005a):
3. This sub-precinct comprises predominantly [dwelling houses](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#DwgHse) located to protect and strengthen the ecological values of the precinct.
4. Land in this sub-precinct will have a yield of 5 [dwellings](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Dwelling) per hectare and a minimum lot size of 2,000m2.
5. Reconfiguration to create smaller lots may be supported where it can be demonstrated that a better ecological outcome will be achieved and provided that the semi-rural, open space character of the area will not be compromised.
6. Impact assessable uses that are not consistent with the outcomes sought for this sub-precinct include:
7. [multiple dwelling](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Multiple);
8. reconfiguring of lots less than 2,000m2.
9. Low density residential sub-precinct (Rochedale urban community neighbourhood plan/NPP-005b):
10. This sub-precinct predominantly comprises a mix of lot sizes for detached [dwelling houses](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#DwgHse) with a yield of 14 [dwellings](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Dwelling) per hectare.
11. Land located adjoining the low–medium density residential potential development area, within a 400m walkable catchment of local neighbourhood centres lot boundaries or facing onto local [parks](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Park), will support [multiple dwellings](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Multiple) with a yield of 16 [dwellings](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Dwelling) per hectare.
12. [Affordable housing](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#AffordHsg) is encouraged.
13. Impact assessable uses that are consistent with the outcomes sought include [multiple dwellings](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Multiple) (where complying with [AO21](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\RochedaleLP.docx#AO21)).
14. Low-medium density residential sub-precinct (Rochedale urban community neighbourhood plan/NPP-005c):
15. This sub-precinct comprises a mix of [dwelling houses](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#DwgHse) and [multiple dwellings](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Multiple) at a yield of 16-25 [dwellings](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Dwelling) per hectare.
16. Aged-care accommodation and [affordable housing](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#AffordHsg) will be supported near neighbourhood centres and the town centre.
17. Mixed use sub-precinct (Rochedale urban community neighbourhood plan/NPP-sub-005d):
18. This sub-precinct comprises predominantly higher density [multiple dwellings](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Multiple) located around the Town centre precinct, neighbourhood centres and busway stations.
19. Some small-scale commercial activities will be acceptable, where they are compatible with the residential nature of the area. These commercial uses will be on the ground and lower levels of a [multiple dwelling](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Multiple), or may be accommodated within the same site in a separate building.
20. [Affordable housing](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#AffordHsg) is encouraged.
21. The Mixed use sub-precinct at Underwood Road and at the intersection of Miles Platting Road and Rochedale Road has a yield of 40 [dwellings](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Dwelling) per hectare.
22. The Mixed use sub-precinct around the Town centre precinct (Rochedale urban community local plan/NPP-001) has a yield of 50 [dwellings](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Dwelling) per hectare.
23. Proposed busway station sub-precinct (Rochedale urban community neighbourhood plan/NPP-005e):
24. This sub-precinct is intended to accommodate a future busway station. Some commercial development, primarily serving the convenience needs of busway patrons, is considered compatible as part of the initial development of the land for a busway station. The preferred longer term development option is for an integrated mixed use precinct incorporating a component of retail, higher density residential, including elements of [affordable housing](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#AffordHsg), and high-quality [office](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Office) uses. Full-line supermarkets (greater than 1,000m2 or more than one supermarket activity), discount department stores and retail/bulky goods warehousing are not consistent with the outcomes sought for this precinct.
25. This mixed use form of development will be supported on the busway station site, and subject to further investigation, may be supported within a 400m radius of the busway station. Any interim land use within this radius does not prejudice the achievement of this preferred future land use option. Any future development does not challenge the retail primacy of the town centre within Rochedale, and is compatible with surrounding land uses.
26. Development in the community uses sub-precinct (Rochedale urban community neighbourhood plan/NPP-005f):
27. Supports the existing [community uses](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#CommunityUse) located on Rochedale Road to create the opportunity to provide a strong community and educational precinct. The additional land adjoining Redeemer Lutheran College allows uses such as schools, training, [community facilities](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#CommunityFacilities) and [childcare centre](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Childcare) facilities.
28. Integrates [community uses](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#CommunityUse) with the town centre to provide uses such as public meeting places, public halls and a youth activity centre and a [childcare centre](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Childcare).
29. Encourages the retention and use of the existing [community facilities](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#CommunityFacilities) for a range of uses.

7.2.18.4.3 Performance outcomes and acceptable outcomes

Table 7.2.18.4.3.A—Performance outcomes and acceptable outcomes

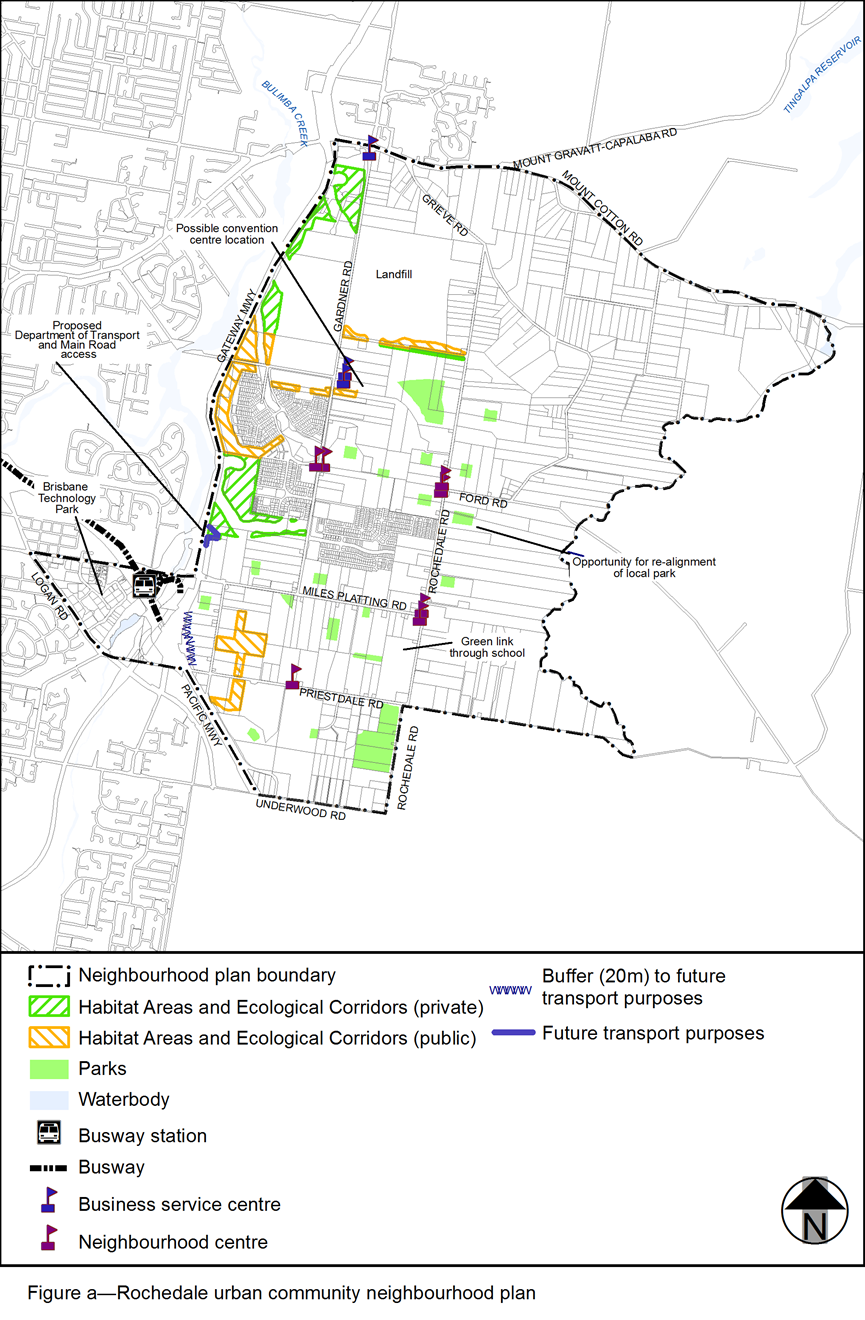
|  |  |
| --- | --- |
| Performance outcomes | Acceptable outcomes |
| General | |
| PO1  Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the [amenity](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Amenity) of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:   1. consistent with the anticipated density and assumed infrastructure demand; 2. aligned to community expectations about the number of [storeys](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Storey) to be built; 3. proportionate to and commensurate with the utility of the site area and frontage width; 4. designed to avoid a significant and undue adverse amenity impact to adjoining development; 5. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of an adjoining site.   Note—Development that exceeds the intended number of [storeys](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Storey) or [building height](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#BuildingHeight) can place disproportionate pressure on the transport network, public space or [community facilities](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#CommunityFacilities) in particular.  Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and [amenity](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Amenity). | AO1  Development complies with the number of [storeys](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Storey) and [building height](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#BuildingHeight) in [Table 7.2.18.4.3.B](#Table721843B).  Note—Neighbourhood plans will mostly specify the maximum number of [storeys](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Storey) where zone outcomes have been varied in relation to [building height](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#BuildingHeight). Some neighbourhood plans may also specify the height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified. |
| PO2  Development protects significant existing vegetation. | AO2  No acceptable outcome is prescribed. |
| PO3  Development avoids interim conflicts with nearby agricultural uses. | AO3  Development does not occur within 500m of poultry sheds until the operation ceases. |
| PO4  Development protects koala habitat within the neighbourhood plan area. | AO4.1  Development including the [development footprint](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#DevtFootprint) and roads does not adversely impact on koalas or their habitat.  Note—A tree survey plan can assist in demonstrating compliance. Guidance on koala habitat, completing a tree survey and designing development to protect koalas, is included in the [Biodiversity areas planning scheme policy](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\BiodiversityPSP.docx). |
| AO4.2  Development including the [development footprint](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#DevtFootprint), design and layout:   1. protects non-juvenile koala habitat trees; 2. maximises the size and consolidates areas to be conserved as koala habitat on-site and in combination with adjoining sites; 3. maximises connectivity between non-juvenile koala habitat trees which will be conserved on site and with adjoining sites; 4. excludes filling or excavation from the tree protection zone of non-juvenile koala habitat trees. |
| AO4.3  Development incorporates koala habitat trees in landscaping and open space areas.  Note—Guidance on koala habitat trees in Brisbane is provided in the [Biodiversity areas planning scheme policy](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\BiodiversityPSP.docx). |
| PO5  Development design and layout facilitates the safe movement of koalas through the landscape. | AO5  Development, if including fencing or other barriers (including during construction phase), is designed:   1. to allow safe koala movement where there is direct threat of injury or death to koalas from incompatible land use activities; 2. to exclude koalas from areas containing domestic or security dogs.   Note—Refer to the [Queensland Government Koala Safety Fencing and Measures Guideline](http://www.dlg.qld.gov.au/codes-policies-and-regulatory-provisions/lapsed-or-repealed-state-planning-policies.html) for further guidance. |
| PO6  Development protects, restores and secures habitat areas and ecological corridors as shown in [Figure a](#Figurea). | AO6.1  Development, if including fencing:   1. enables the unobstructed movement of fauna to outside the corridor; 2. enables the unobstructed movement of fauna within the corridor. |
| AO6.2  Development, if the site includes land within the Habitat areas and ecological corridors (public) shown in [Figure a](#Figurea):   1. the habitat area and ecological corridor is rehabilitated and stabilised in accordance with an approved rehabilitation plan; 2. at the completion of rehabilitation, the land is transferred to Council for public ownership and included in the [Conservation zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping).   Note—Council will require the submission of a rehabilitation plan to demonstrate achievement of this outcome. Rehabilitation is to be:   * completed within 1 year of the operational works approval being granted; * maintained for a minimum of 3 years, removing rubbish and weeds, replacing damaged and dead vegetation and managing erosion. |
| AO6.3  Development, if the site includes land within the habitat areas and ecological corridors (private) shown in [Figure a](#Figurea):   1. the habitat area and ecological corridor is rehabilitated and stabilised in accordance with an approved rehabilitation plan; 2. land is secured with covenants or other long-term management agreements as a condition of development approval to ensure the protection of vegetation within the corridor.   Note—Council will require the submission of a rehabilitation plan to demonstrate achievement of this outcome. Rehabilitation is to be:   * completed within 1 year of the operational works approval being granted; * maintained for a minimum period of 3 years, removing rubbish and weeds, replacing damaged and dead vegetation and managing erosion. |
| If in the Potential development area precinct (Rochedale urban community neighbourhood plan/NPP-005) | |
| PO7  Development of new lots demonstrates that they are suitable to accommodate a range of housing. | AO7.1  Development where house lots are smaller than 400m2 demonstrates that:   1. a 9m x 15m [building envelope](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#BuildingEnv) can be contained within the lot; 2. not more than 10 lots smaller than 400m2 adjoin each other where fronting the same street; 3. no lot is less than 300m2. |
| AO7.2  Development in the Low density residential sub-precinct (Rochedale urban community neighbourhood plan/NPP-005b) and the Low–medium density residential sub-precincts (Rochedale urban community neighbourhood plan/NPP-005c) achieves a mix of residential lot sizes to encourage different forms of housing choice. |
| PO8  Development provides infrastructure to encourage the rollout of high-speed broadband networks. | AO8  Development provides all lots with high-speed telecommunications infrastructure in accordance with the [Infrastructure design planning scheme policy](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\InfrastructureDesignPSP.docx). |
| PO9  Development for a [sensitive use](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#SensitiveUse) or in a sensitive zone or zone precinct is protected from noise from [major roads](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#MajorR) in a manner that does not compromise streetscape [amenity](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Amenity) and vitality. | AO9.1  Noise attenuation measures that achieve a high level of visual [amenity](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Amenity) are provided adjacent to the Gateway Motorway and Pacific Motorway as shown in [Figure a](#Figurea).  Note—Noise attenuation measures are to be consistent with the relevant [Department of Transport and Main Roads](http://www.tmr.qld.gov.au/) road traffic noise requirements.  Note—Dense landscaping is to totally screen any noise attenuation measure when viewed from the Gateway Motorway. |
| AO9.2  Development of residential uses along suburban routes incorporates suitable facade treatment to mitigate adverse noise impacts.  Note—Council will not support acoustic fencing along suburban routes. |
| PO10  Development provides public parkland on a site or a number of sites that:   1. is of a sufficient cumulative area to adequately cater for the recreation needs of the development and the Rochedale community; 2. is of a sufficient area and dimensions to cater for a broad range of passive and active recreation activities; 3. is distributed to be within a comfortable [walking distance](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#WalkingDistance) of the majority of [dwellings](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Dwelling); 4. is located to protect and optimise valuable landscape features, including the features identified in [Table 7.2.18.4.3.C](#Table721843C) and view corridors; 5. has a minimum road frontage of approximately 50%. | AO10.1  Development that includes a district sports [park](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Park):   1. is provided in accordance with the [Local government infrastructure plan](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Part4PIP.docx); 2. incorporates sporting facilities such as playing fields as well as ancillary buildings, including club houses, changing facilities and meeting rooms; 3. protects the valuable features identified in [Table 7.2.18.4.3.C](#Table721843C). |
| AO10.2  Development that includes a district recreation [park](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Park):   1. is provided in accordance with the [Local government infrastructure plan](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Part4PIP.docx); 2. provides opportunities for recreation activities; 3. protects the valuable features identified in [Table 7.2.18.4.3.C](#Table721843C). |
| AO10.3  Development that includes a local recreation [park](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Park):   1. is provided in accordance with the  [Local government infrastructure plan](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Part4PIP.docx); 2. provides opportunities for recreation activities; 3. protects the valuable features identified in [Table 7.2.18.4.3.C](#Table721843C). |
| PO11  Development provides stormwater management infrastructure that is:   1. integrated with other urban infrastructure or located on privately owned open space; or 2. located in a suitable public [park](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Park) or fringe waterway corridor and does not reduce the utility, [amenity](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Amenity) or function of public parkland. | AO11  Development includes stormwater management infrastructure that is:   1. provided in privately owned land; or 2. located in fringe waterway corridor; or 3. located in public parkland only where: 4. the [park](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Park) comprises an area of at least 1 hectare; 5. it does not result in the removal or interference with the valuable features identified in [Table 7.2.18.4.3.C](#Table721843C); 6. it does not occupy more than 5% of the total land surface; 7. it does not reduce the range of quality of recreational opportunities available in the park; 8. it incorporates landscaping consistent with the character of the public park. |
| PO12  Development of the public road network:   1. is of sufficient capacity to cater for anticipated travel demand; 2. is highly interconnected; 3. maintains the integrity of the traditional main road grid formed by Rochedale Road, Gardner Road, Miles Platting Road, Underwood Road and Priestdale Road; 4. respects local landscape features such as topography and waterways; 5. is of a sufficient width to incorporate water sensitive urban design, pedestrian and cyclist paths, on-road car parking and street tree planting; 6. caters for and integrates pedestrian and cyclist facilities; 7. is designed and constructed so as not to adversely affect permeability of efficient transport services including both active and passenger transport considerations; 8. promotes the efficient provision of bus and other public transport infrastructure; 9. directs through traffic away from ecologically sensitive areas to the east of Rochedale; 10. facilitates active streetscapes and casual surveillance of public [parks](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Park). | AO12.1  Development ensures that roads border at least 75% of the perimeter of local recreation [parks](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Park). |
| AO12.2  Development along suburban routes ensures that:   1. direct lot access is not provided; 2. rear access lanes are provided behind allotments. |
| AO12.3  Development allows for road construction within the fringe waterway corridor only where the waterway corridor adjoins a potential development area. |
| AO12.4  Development of roads does not occupy more than 80% of the fringe waterway corridor. |
| PO13  Development protects and enhances the function, water conveyance and water quality of the fringe waterway corridors. | AO13.1  Development provides fringe corridors 10m wide as shown in [Figure b](#Figureb) (the fringe corridor is located on one or both sides of the waterway corridor as indicated on the Waterway corridors overlay). |
| AO13.2  Development on a site containing a private waterway corridor, as shown in [Figure b](#Figureb), retains the waterway corridor in private ownership and uses easements and covenants to accommodate stormwater flows. |
| PO14  Development must integrate water supply, waterway corridor, wastewater and stormwater management to ensure protection of the water cycle by:   1. minimising water demand; 2. minimising discharge and infiltration to public sewerage infrastructure; 3. slowing the movement of water through the landscape; 4. maximising surface water infiltration; 5. minimising wastewater production; 6. minimising impacts on the water cycle; 7. minimising flooding impacts including no adverse impact on the flood immunity of the Gateway and Pacific motorways; 8. protecting waterway health by improving stormwater quality and reducing site run-off; 9. incorporating water re-use infrastructure to maximise recycling opportunities; 10. minimising the extent of continuous impervious surfaces; 11. using alternative water sources via the construction of a reticulated non drinking water network.   Note—Refer to [Figure i](#Figurei), [Figure j](#Figurej) and [Figure k](#Figurek) which are examples of how water sensitive design principles can be incorporated into road reserves, commercial and residential developments and waterways.  Note—The designated rainwater tank area is the area shown within the neighbourhood plan boundary in [Figure a](#Figurea). | AO14.1  Development demonstrates effective management of the water cycle by submitting for approval, at the development application stage, a site-based integrated water management plan that includes provisions for the following water sensitive urban design measures:   1. NuSewer welded PE sewers; 2. reticulated non-drinking water system with a connection to the western corridor recycled water pipeline is supplied to each lot; 3. biofiltration pods; 4. bioretention systems; 5. on-site infiltration/porous pavements; 6. conveyance and non-conveyance bioretention systems; 7. filter/buffer strips; 8. water-efficient landscaping.   Note—The integrated water management plan is to include details of the proposed measures, when they are to be in place, how they are to be implemented (such as conditions on development, covenants) and who will implement and maintain them. |
| AO14.2  Development occurring in a potential development area provides and connects to a reticulated non-drinking water network supplied by purified recycled water from the western corridor recycled water pipeline that is then connected to:   1. fire hydrants and fire service; 2. outdoor hose connections via below-ground quick-coupling valves for use on: 3. landscaped areas; 4. public and private [parks](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Park), gardens, landscaped areas and recreation areas; 5. wash-down areas; 6. other uses where appropriate in preference to potable water. |
| AO14.3  Development provides a site-based stormwater management plan demonstrating compliance with the [Stormwater code](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\StormwaterCode.docx) and the provisions in the [Infrastructure design planning scheme policy](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\InfrastructureDesignPSP.docx). |
| AO14.4  Development demonstrates compliance with regards to stormwater impacts and measures on the Gateway Motorway and Pacific Motorway in accordance with the [Infrastructure design planning scheme policy](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\InfrastructureDesignPSP.docx) and the [Main Roads Road Drainage Manual](http://www.tmr.qld.gov.au). |
| PO15  Development incorporates consistent, formalised street planting along roads by:   1. defining and enclosing public space; 2. enhancing landscape [amenity](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Amenity); 3. promoting a sense of place for Rochedale; 4. providing shade for pedestrian and parked vehicles. | AO15  Development incorporates consistent, regularly spaced street tree plantings of species, along all roads and are selected from the [Planting species planning scheme policy](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\PlantingSpeciesPSP.docx) list.  Note—For an application for reconfiguring a lot, the Council will require the submission of a street tree planting plan and schedule that demonstrates compliance. |
| If reconfiguring a lot in the Potential development area precinct (Rochedale urban community neighbourhood plan/NPP-005), where in the Very low density residential sub-precinct (Rochedale urban community neighbourhood plan/NPP-005a) | |
| PO16  Development protects and strengthens the ecological values of the precinct while maintaining a semi-rural character. | AO16.1  Development includes a minimum lot size of 2,000m2.  Note—Smaller lot sizes may be supported for ecologically sensitive development that retains a semi-rural character and protects and strengthens the ecological values of the precinct. |
| AO16.2  Development and subdivision layouts are designed to protect and strengthen significant vegetation and koala habitat linkages. |
| If for a multiple dwelling | |
| PO17  Development incorporates landscaping that facilitates sustainable subtropical design by providing:   1. sufficient space for the retention and/ or establishment of significant substantial vegetation; 2. locally appropriate plant species in accordance with the [Planting species planning scheme policy](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\PlantingSpeciesPSP.docx); 3. hard-scape/paving design and materials that minimise heat reflection and site run-off; 4. appropriate seasonal shade and passive cooling/heating of outdoor spaces throughout the year; 5. private open space located to maximise indoor/outdoor connections; 6. design and plant selection to minimise water use and contribute to stormwater management. | AO17.1  Development provides a minimum 40% of the site area as open space with a minimum dimension of 3m, with half of the open space dedicated to deep planting with a minimum dimension of 6m. |
| AO17.2  Development includes plant species in accordance with the [Planting species planning scheme policy](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\PlantingSpeciesPSP.docx)**.** |
| PO18  Development involving [dual occupancy](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#DualOcc) buildings has the appearance of a single detached house. | AO18.1  Development is located on a lot with a minimum total site area of 800m2. |
| AO18.2  Development is located on a lot with a minimum average lot width of 20m. |
| AO18.3  Development has a maximum [site cover](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#SiteCover) of:   1. 60% for a site with a site area of less than 1,000m2; 2. 50% for a site with a site area of 1,000m2 or greater. |
| AO18.4  Development of dual occupancy dwellings, where provided side by side, share a wall for at least 50% of the total building length. |
| PO19  Development distributes [dual occupancies](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#DualOcc) to be subordinate to single, detached houses within the landscape. | AO19.1  Development does not include more than 10% of sites for [dual occupancy](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#DualOcc) development. |
| AO19.2  Development does not include [dual occupancies](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#DualOcc) that border another site occupied or subject to a current approval for a dual occupancy except where 2 corner sites share a boundary, provided that the number of dual occupancies fronting a single intersection does not exceed 2. |
| If for a multiple dwelling in the Potential development area precinct (Rochedale urban community neighbourhood plan/NPP-005), where in the Low density residential sub-precinct (Rochedale urban community neighbourhood plan/NPP-005b) | |
| PO20  Development of [multiple dwellings](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Multiple) is:   1. co-located with land designated for increased residential densities; or 2. located within a comfortable [walking distance](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#WalkingDistance) of a centre; or 3. integrated with a local [park](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Park). | AO20  Development of [multiple dwellings](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Multiple) is located:   1. adjoining land in the Low-medium density residential sub-precinct (Rochedale urban community neighbourhood plan/NPP-005c); or 2. within 400m of a neighbourhood centre lot boundary; or 3. directly overlooking a district recreation or local recreation [park](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Park). |
| If in the Potential development area precinct (Rochedale urban community neighbourhood plan/NPP-005), where in the Mixed use sub-precinct (Rochedale urban community neighbourhood plan/NPP-005d) | |
| PO21  Development is primarily for residential uses. | AO21  Development of residential uses comprises a minimum of 70% of the [gross floor area](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#GFA) of the overall development for all buildings on a site. |
| PO22  Development limits conflict between residential and non-residential activity. | AO22.1  Development includes minimum lot sizes of:   1. 1,600m2 for mixed use buildings; or 2. 800m2 and a minimum frontage of 20m for [multiple dwellings](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Multiple). |
| AO22.2  Development of non-residential uses must be designed and constructed to attenuate and minimise noise impacts to on-site or adjoining residential uses. |
| AO22.3  Development provides separate pedestrian entries for the residential and non-residential components of the development. |
| PO23  Development of mixed use buildings orientates commercial uses to the street to encourage active street frontages, including an adaptable ground storey to allow maximum flexibility in accommodating different uses such as [centre activities](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#CentreActivities) in the future. | AO23.1  Development includes commercial uses located on the ground storey and lower floors on or near the street. |
| AO23.2  Development provides a minimum floor-to-ceiling height of 4.2m for ground-storey uses. |
| If in the Potential development area precinct (Rochedale urban community neighbourhood plan/NPP-005), where in the Mixed use sub-precinct (Rochedale urban community neighbourhood plan/NPP-005d) around the town centre and near the intersection of Gardner Road and Miles Platting Road | |
| PO24  Development is in keeping with the higher density character of the sub-precinct and buildings emphasise corners, vistas and create interest in the streetscape.  [Affordable housing](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#AffordHsg) is also encouraged through development bonuses.  Note—Refer to design principles contained in [Figure c](#Figurec), [Figure d](#Figured) and [Figure e](#Figuree). | AO24  Development complies with [gross floor area](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#GFA) as set out in [Table 7.2.18.4.3.B](#Table721843B). |
| If in the Potential development area precinct (Rochedale urban community neighbourhood plan/NPP-005), where in the Mixed use sub-precinct (Rochedale urban community neighbourhood plan/NPP005d) at Underwood Road, School Road and the intersection of Miles Platting Road and Rochedale Road | |
| PO25  Development:   1. is in keeping with the medium density character of the sub- precinct; 2. buildings emphasise corners, vistas and create interest in the streetscape; 3. [affordable housing](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#AffordHsg) is also encouraged through development bonuses. | AO25  Development complies with the [gross floor area](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#GFA) as set out in [Table 7.2.18.4.3.B](#Table721843B). |
| If in the Town centre precinct (Rochedale urban community neighbourhood plan/NPP-001) | |
| PO26  Development including building siting, road network, access, parking, servicing, public spaces and mix of uses creates a sense of place, identity and vibrancy for the Rochedale town centre. | AO26  Development contributes towards the ultimate development of the Town centre precinct generally in accordance with the design principles contained in [Figure c](#Figurec), [Figure d](#Figured) and [Figure e](#Figuree). |
| PO27  Development incorporates adequate land to ensure the structure and design outcomes of the Town centre precinct are secured. | AO27  Development is a minimum area of 5 hectares.  Note—This provision does not apply to the subdivision of existing or approved buildings. |
| PO28  Development supports the town centre's role and function by:   1. reflecting its role in the Rochedale area as a Corridor zone precinct of the [District Centre zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping); 2. recognising the primacy of Upper Mt Gravatt and Springwood; 3. not challenging the primacy of Upper Mt Gravatt as the [major centre](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#MajorCentre) for the southern part of Brisbane City. | AO28  Development does not exceed the total amount of retail [gross floor area](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#GFA) within the town centre of 14,500m2.  Note—Council will request the submission of an economic analysis for any application that proposes a retail [gross floor area](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#GFA) in excess of this amount. |
| PO29  Development of non-residential uses is the primary form of development. | AO29  Development of non-residential [centre activities](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#CentreActivities) comprises a minimum 70% of the [gross floor area](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#GFA) of the overall development for all buildings on a site. |
| PO30  Development including building siting and design:   1. is consistent with the higher density, urban character of the town centre; 2. promotes a vibrant active streetscape and [public realm](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#PublicRealm); 3. emphasises corners and vistas and creates visual interest in the streetscape. | AO30  Development complies with the gross floor area as set out in [Table 7.2.18.4.3.B](#Table721843B). |
| PO31  Development in the town centre contains clear and direct view lines and pedestrian connections to adjoining buildings, squares and neighbourhoods. | AO31.1  Development provides pedestrian links between all road frontages, major activities and features of the town centre. |
| AO31.2  Development provides direct lines of sight between the town square, main street and surrounding residential neighbourhoods where possible. |
| PO32  Development is designed with an adaptable ground storey to allow maximum flexibility in accommodating different uses in the future including non-residential uses. | AO32  Development provides a minimum floor-to- ceiling height of 4.8m for the ground storey. |
| PO33  Development of the town square and main street provides an urban environment that supports active uses on its fringes, meeting places, places of interest and comfortable and accessible pedestrian movement and activity. | AO33.1  Development and design of buildings, pathways, landscaping, public spaces and parking integrates the centre and [park](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Park) and facilitates causal surveillance of the town centre by:   1. maximising pedestrian entrances of buildings and windows orientated towards the town square and main street; 2. ensuring pedestrian walkways are sheltered with awnings that protrude from buildings into these public open spaces; 3. ensuring at least 80% of ground-storey frontages are occupied by ‘active’ uses, such as [community facilities](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#CommunityFacilities), retail, sales and restaurants, and that outdoor dining facilities are located immediately adjacent to the town square. |
| AO33.2  Development discourages through traffic from using the main street by limiting vehicle speed by:   1. restricting the street to 2 lanes of moving traffic; 2. providing kerbside parking interspersed with shade trees; 3. providing pedestrian crossings at regular intervals which may include other road textures.   Note—The Council considers the above measures preferable to traditional traffic calming measures. |
| If in the Neighbourhood centre and business service centres precinct (Rochedale urban community neighbourhood plan/NPP-002) | |
| PO34  Development within a neighbourhood centre:   1. reflects the scale and type of development intended for these precincts; 2. supports residential development and commercial and retail development; 3. does not comprise mixed use development. | AO34.1  Development of non-residential [gross floor area](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#GFA) within a neighbourhood centre does not exceed 1,500m2.  Note—The total amount of non-residential [gross floor area](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#GFA) excludes [community uses](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#CommunityUse) and [childcare centre](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Childcare). |
| AO34.2  Development complies with the [gross floor area](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#GFA) as set out in [Table 7.2.18.4.3.B](#Table721843B). |
| PO35  Development within a business service centre:   1. reflects the scale and type of development intended for the business service centre and business park areas; 2. supports commercial, retail and light industrial development; 3. does not compromise residential development. | AO35.1  Development within a business service centre does not exceed the total cumulative amount of 1,500m2 of [gross floor area](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#GFA). |
| AO35.2  Development complies with the [gross floor area](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#GFA) as set out in [Table 7.2.18.4.3.B](#Table721843B). |
| If in the Town centre precinct (Rochedale urban community neighbourhood plan/NPP-001) or the Business park and gateway civic precinct (Rochedale urban community neighbourhood plan/NPP-003) | |
| PO36  Development includes pedestrian movement and entry areas that are clearly legible and differentiated from vehicle and service areas. | AO36.1  Development uses landscaping and planting to shape views from the street frontage away from hard-stand areas and towards building features/entries. |
| AO36.2  Development uses change-of-surface treatments (such as unit pavers) and colours to differentiate between areas used for vehicles and areas for pedestrians. |
| If in the Business park and gateway civic precinct (Rochedale urban community neighbourhood plan/NPP-003), where in the Business park sub-precinct (Rochedale urban community neighbourhood plan/NPP-003a) | |
| PO37  Development orientation integrates with the district park. | AO37  Development locates windows, outlook, staff amenities (such as decks or balconies) to directly overlook the district [park](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Park). |
| PO38  Development design:   1. reflects the scale of development intended for the precinct; 2. reduces the appearance of scale and bulk of the development through massing and articulation. | AO38  Development complies with [gross floor area](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#GFA) as set out in [Table 7.2.18.4.3.B](#Table721843B). |
| If in the Business park and gateway civic precinct (Rochedale urban community neighbourhood plan/NPP-003), where in the Gateway civic sub–precinct (Rochedale urban community neighbourhood plan/NPP-003b) | |
| PO39  Development siting, road network, access, car parking, servicing, public spaces and mix of uses create a sense of place, identity and vibrancy for the Gateway civic sub-precinct. | AO39  Development in the Gateway civic sub-precinct is in accordance with the design principles contained in [Figure c](#Figurec). |
| PO40  Development size and scale reflects the role of the Gateway civic sub-precinct as an entry precinct to Rochedale. | AO40  Development complies with [gross floor area](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#GFA) as set out in [Table 7.2.18.4.3.B](#Table721843B). |
| PO41  Development is designed to mitigate impacts on the values of adjoining habitat areas and ecological corridors. | AO41  Development incorporates sensitive design measures to mitigate adverse impacts on habitat areas and ecological corridors such as buffer planting, appropriate [setbacks](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Setback) and fencing. |
| If in the Future industry precinct (Rochedale urban community neighbourhood plan/NPP-004) | |
| PO42  Development ensures building design, landscaping and car parking reflect the site’s visible location adjacent to the Gateway Motorway and as an entry point to Rochedale. | AO42.1  Development provides a landscaped strip with a minimum width of 6m along all road frontages. |
| AO42.2  Development [site cover](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#SiteCover) does not exceed 75% of the site area. |
| AO42.3  Development consolidates car parking areas into parking courts internal to the site. |

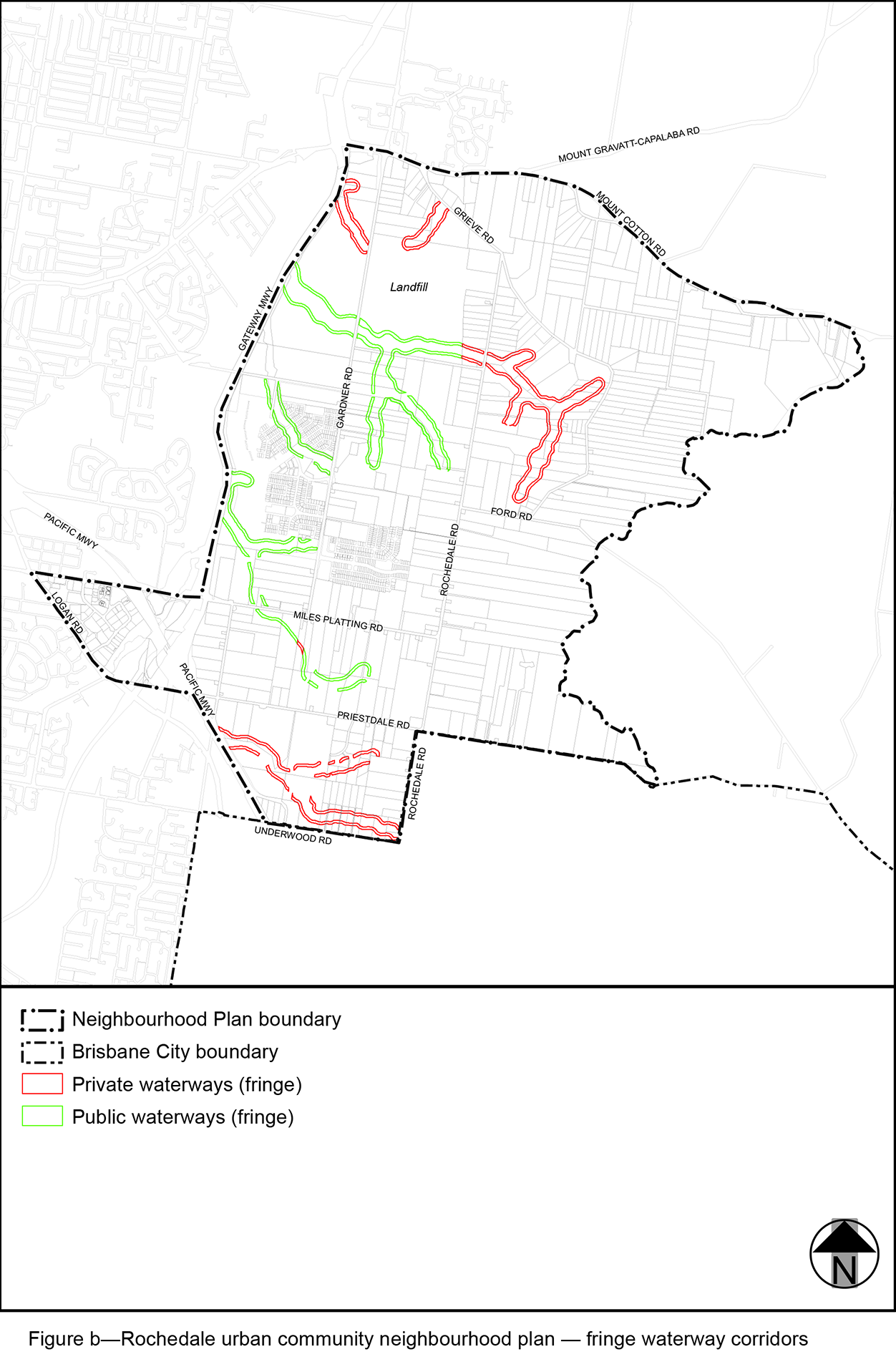
Table 7.2.18.4.3.B—Maximum building height and gross floor area

|  |  |  |  |
| --- | --- | --- | --- |
| Development | Building height (number of storeys) | Building height (m) | Maximum gross floor area |
| If in the Town centre precinct (Rochedale urban community neighbourhood plan/NPP-001) | | | |
| Development other than a supermarket | 2 minimum – 4 maximum | 9.5m minimum – 15m maximum | 150% of the site area |
| Note—Development may be increased to a maximum of 6 [storeys](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Storey), 20m [building height](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#BuildingHeight) and 180% [gross floor area](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#GFA) if:   * the building has 2 street frontages and is located in 1 corner of a lot forming the apex of a road intersection or street corner; or * it incorporates [community facilities](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#CommunityFacilities); or * at least 10% of the total number of proposed [dwellings](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Dwelling) is [affordable housing](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#AffordHsg).   Note—The cumulative total retail [gross floor area](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#GFA" ) within the town centre does not exceed 14,500m2. | | |
| Supermarket | 2 minimum – 4 maximum | 9.5m minimum – 15m maximum | Not specified |
| Note—No minimum [building height](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#BuildingHeight) or number of [storeys](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Storey) applies to development for a supermarket if:   * it is designed and sited in a manner that demonstrates that the building contributes to the ultimate development of the town centre and design principles contained in [Figure c](#Figurec), [Figure d](#Figured) and [Figure e](#Figuree); * it is wholly located behind other buildings so that no part other than a pedestrian entry is visible from a street, square or [park](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Park) where any part of a supermarket building has a height less than 2 [storeys](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Storey) and 9.5m [building height](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#BuildingHeight).   Note—The cumulative total retail gross floor area within the town centre does not exceed 14,500m2. | | |
| If in the Neighbourhood centre and business service centre precinct (Rochedale urban community neighbourhood plan/NPP-002) | | | |
| Any development in the precinct | 3 | 12m | 80% of the site area |
| Note—The cumulative total non-residential [gross floor area](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#GFA) within a neighbourhood centre does not exceed 1,500m2.  Note—The cumulative total [gross floor area](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#GFA) within a business service centre does not exceed 1,500m2. | | |
| If in the Business Park and gateway civic precinct (Rochedale urban community neighbourhood plan/NPP-003), where in the Business park sub-precinct (Rochedale urban community neighbourhood plan/NPP-003a) | | | |
| Any development in the sub-precinct | 4 | 15m | Not specified |
| [Function facility](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Function) | 1,800m2 |
| If in the Business Park and gateway civic precinct (Rochedale urban community neighbourhood plan/NPP-003), where in the Gateway civic sub-precinct (Rochedale urban community neighbourhood plan/NPP-003b) | | | |
| Any development in the sub-precinct | 4 | 15m | 120% of the site area |
| Note—Development may be increased to a maximum of 6 [storeys](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Storey), 20m [building height](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#BuildingHeight) and 150% [gross floor area](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#GFA) if the building has 2 street frontages and is located in 1 corner of a lot forming the apex of a road intersection or street corner. | | |
| If in the Future industry precinct (Rochedale urban community neighbourhood plan/NPP-004) | | | |
| Any development in the precinct | Not specified | 15m | Not specified |
| If in the Potential development area precinct (Rochedale community neighbourhood plan/NPP-005), where in the Mixed use sub-precinct (Rochedale urban community neighbourhood plan/NPP-005d) | | | |
| Development around the Town centre and near the intersection of Gardner Road and Miles Platting Road | 2 minimum – 4 maximum | 9.5m minimum – 15m maximum | 150% of the site area |
| Note—Development may be increased to a maximum of 6 [storeys](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Storey), 20m [building height](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#BuildingHeight) and 180% [gross floor area](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#GFA) if:   * the building has 2 street frontages and is located in 1 corner of a lot forming the apex of a road intersection or street corner; or * it incorporates [community facilities](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#CommunityFacilities); or * at least 10% of the total number of proposed [dwellings](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Dwelling) is [affordable housing](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#AffordHsg).   Note—Development is a maximum of 3 [storeys](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Storey) and 12m [building height](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#BuildingHeight) where within 10m of a boundary to a 3 storey area. | | |
| Development adjoining Underwood Road, School Road and the intersection of Miles Platting Road and Rochedale Road | 3 | 12m | 80% of the site area |
| Note—Development may be increased to a maximum of 90% [gross floor area](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#GFA) if at least 10% of the total number of proposed [dwellings](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#Dwelling) are [affordable housing](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\IC_LGIP_Sandbox\CP2014%20for%20LGIP%20Amendments\Part%207%20-%20Local%20plans%20LGIP%20&%20MALTI\Definitions.docx#AffordHsg). | | |

Table 7.2.18.4.3.C—Local parkland – valuable features

|  |  |
| --- | --- |
| Location | Valuable natural feature |
| South-west of Gardner Road and Ford Road extension intersection (rear portion of 297 and 301 Gardner Road) | Native vegetation providing a physical and ecological connection to the waterway corridor |
| North-east of Gardner Road and new mid-block road intersection (front portion of 310 and 340 Gardner Road) | Scattered mature vegetation and open space |
| South-west of Prebble Street and Gardner Road intersection (common boundary of 231 and 237 Gardner Road, and 26 Prebble Street) | Ridge-top location with expansive local views. Key component of east–west fauna corridor from Leslie Harrison Dam catchment and Bulimba Creek |
| South-east of Gardner Road and Ford Road extension intersection (corner of 284, 286 and 290 Gardner Road) | Mature vegetation adjacent to flat expansive open space |
| North/North-east of Rochedale Road and Ford Road extension intersection (middle portion of 300 and 326 Rochedale Road) | Scattered mature vegetation with views to the Leslie Harrison Dam catchment to the east |
| North-east of Rochedale Road and Ford Road intersection (common boundary of 380 and 434 Rochedale Road and 20 Ford Road) | Scattered mature vegetation, double row of orchard trees and flat open space |
| South-east of Rochedale Road and Ford Road intersection (520 Rochedale Road) | Mature row of Cadagi (Eucalyptus torelliana) windbreak and adjacent flat open space |
| South-west of the Gardner Road and Miles Platting Road intersection (447 Miles Platting Road) | Significant collection of cultivated rare and endangered plants |
| North-east of the Miles Platting Road and Gardner Road intersection (480 and 490 Miles Platting Road) | Two outstanding examples of weeping figs (Ficus benjamina) and scattered established vegetation |
| South-east of the Miles Platting Road and Gardner Road intersection (central portion of 519 Miles Platting Road) | Productive mango orchard adjacent to mature figs suitable for integration in a community garden |
| 585 Miles Platting Road (front portion) | Two outstanding examples of Hill’s figs (Ficus hillii) |
| North-west of the Rochedale Road and Miles Platting Road intersection (602 and 604 Miles Platting Road and 645 Rochedale Road) | Cluster of native vegetation with central clearing and open space to the east |
| Immediately west of Redeemer Lutheran College (617 Miles Platting Road and 416 Priestdale Road) | Key pedestrian link between the waterway corridor and Redeemer Lutheran College. Also functions as a wildlife corridor between the waterway corridor and Leslie Harrison Dam catchment |
| North of Rochedale State High School (244 Priestdale Road and 34 School Road) | Scattered mature vegetation contributing to a north–south ecological link |
| South of Glenmore Crescent extension (South-eastern corner of 309 Priestdale Road) | Native vegetation providing a physical and ecological connection to the waterway corridor |

View the high resolution of [Figure a–Rochedale urban community neighbourhood plan](http://eplan.brisbane.qld.gov.au/New%20City%20Plan%20QPP/Part%2007%20-%20Local%20plans/Spatial%20Maps/FigureA_Rochedale.pdf) (PDF file size is 217Kb)



View the high resolution of [Figure b–Rochedale urban community neighbourhood plan – fringe waterway corridors](http://eplan.brisbane.qld.gov.au/New%20City%20Plan%20QPP/Part%2007%20-%20Local%20plans/Spatial%20Maps/FigureB_Rochedale.pdf) (PDF file size is 282Kb)

