



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

BCC DS
RECEIVED
20/08/2026
APPLICATION REF
A007096730

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Dye and Durham Terrain
GPO Box 1612
Brisbane QLD 4001

Transaction ID: 51176200 EMR Site Id: 30 June 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 5 Plan: RP95759
295 ROCHEDALE RD
ROCHEDALE

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

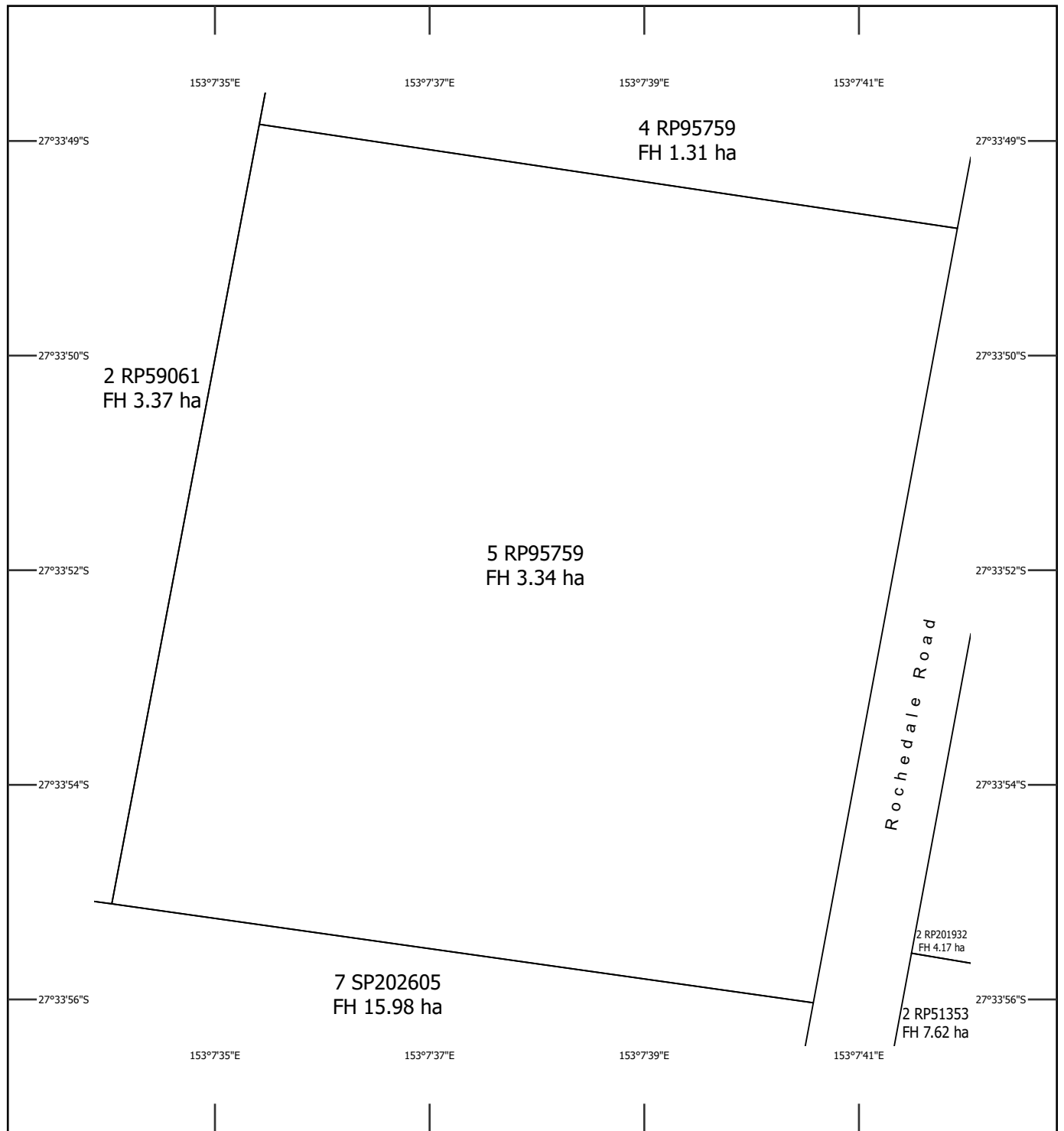
ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

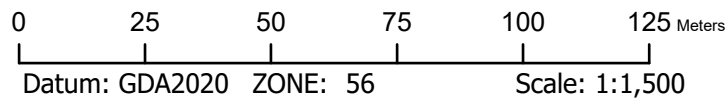
1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority



STANDARD MAP NUMBER
9542-41344



SmartMap
Based upon an extraction from the
Queensland Spatial Cadastral Framework

SUBJECT PARCEL DESCRIPTION

CLIENT SERVICE STANDARDS

QSCF

Lot/Plan	5RP95759
Area/Volume	33437.0
Tenure	Freehold
Local Government	Brisbane City
Locality	Rochedale
Unique ID	63326013

PRINTED 29/06/2026

QSCF: 29/06/2026 (Lots with an area less than 10,000 ha are not shown)

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State Assessment and Referral Agency - Matters of Interest Report

Matters of Interest for all selected Lot Plans

SEQ Regional Plan land use categories

Water resource planning area boundaries

Koala priority area

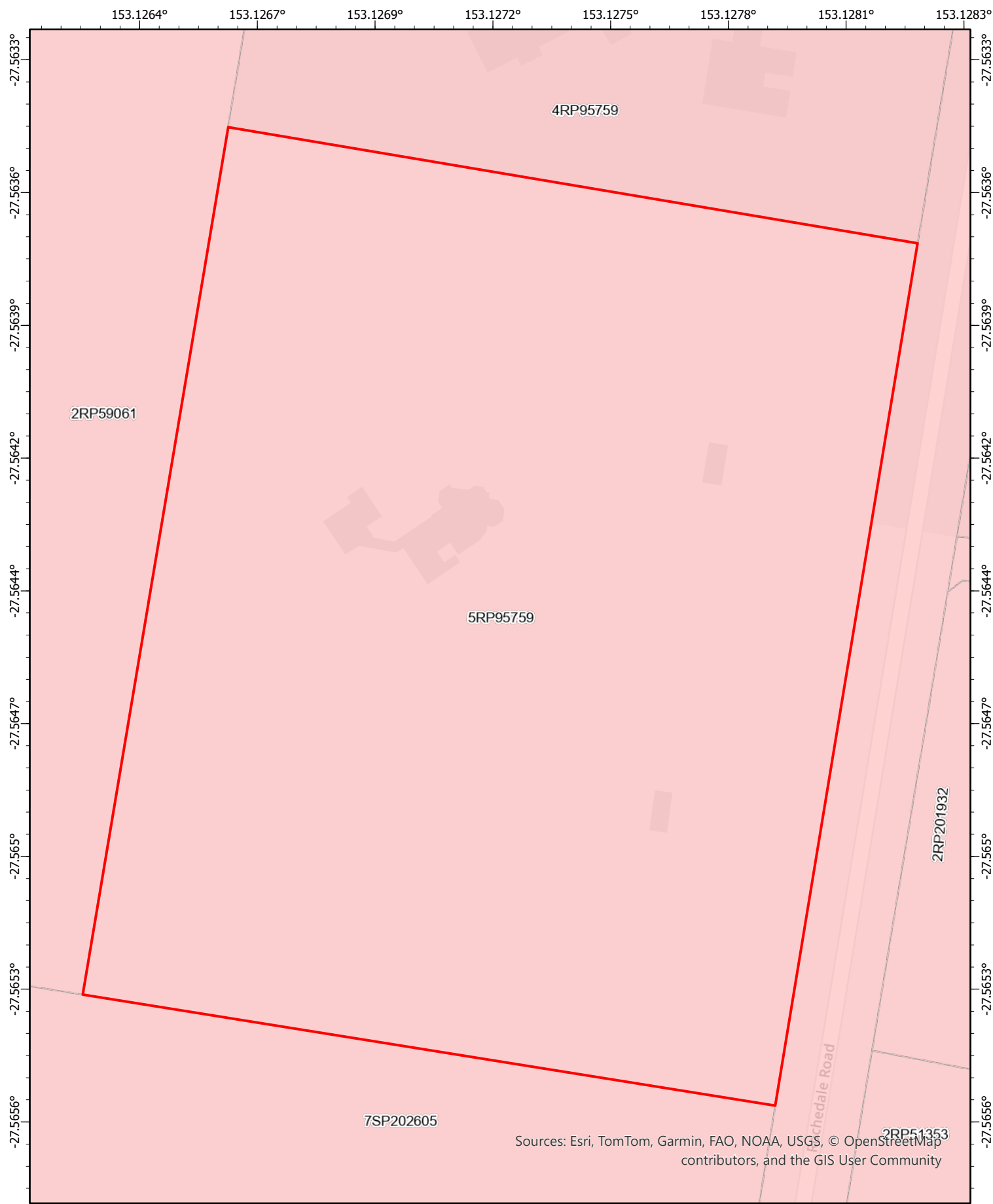
Matters of Interest by Lot Plan

Lot Plan: 5RP95759 (Area: 33437 m²)

SEQ Regional Plan land use categories

Water resource planning area boundaries

Koala priority area



SEQ Regional Plan land use categories

Regional Land Use Category

Urban Footprint



Scale: 1:1,300

0 10 20 30 40
Metres

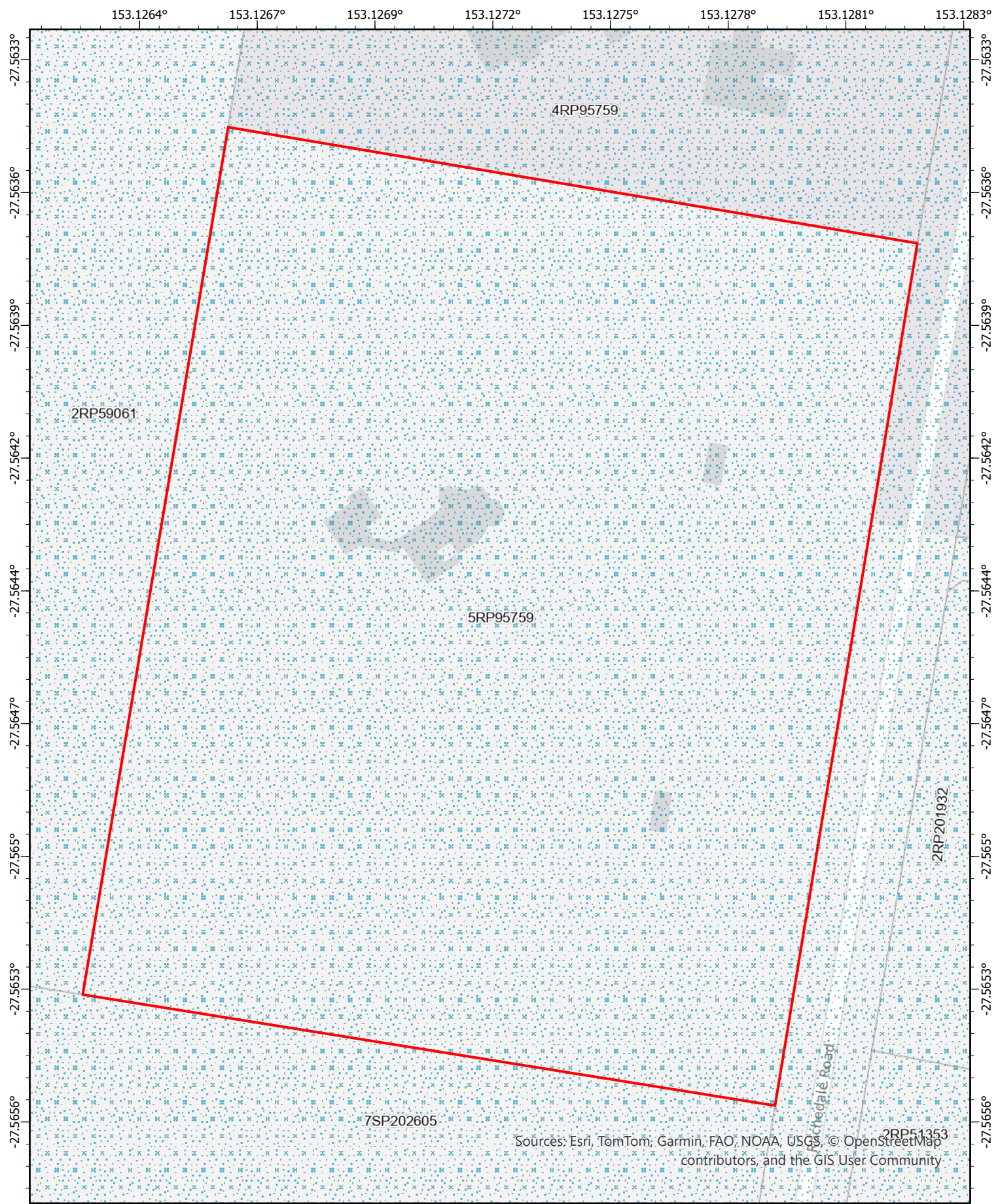
Date: 29/06/2026

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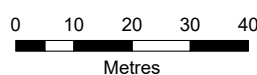


 Water resource planning area boundaries

Date: 29/06/2026



Scale: 1:1,300

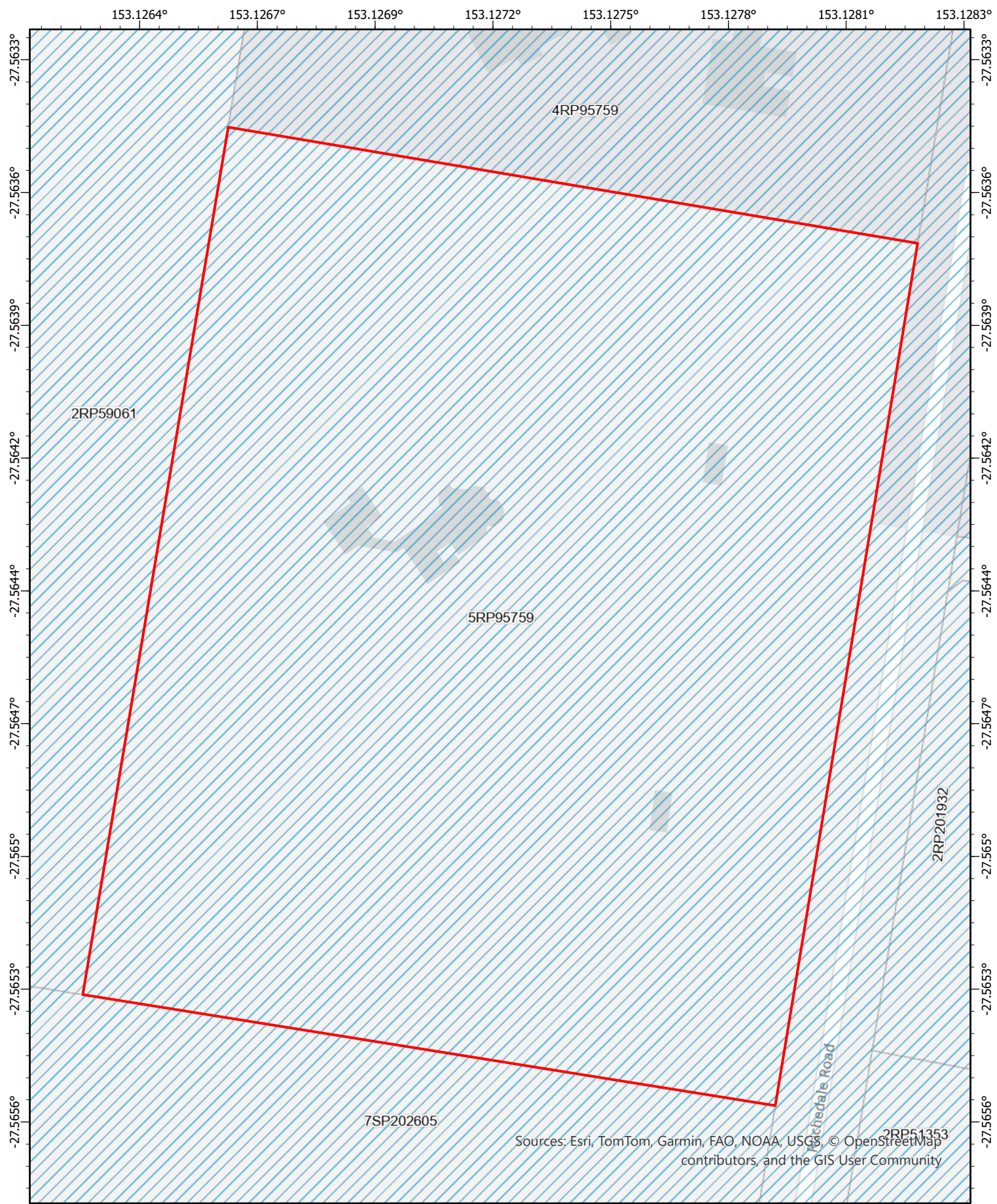


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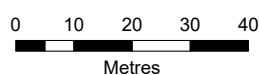


 Koala priority area

Date: 29/06/2026



Scale: 1:1,300

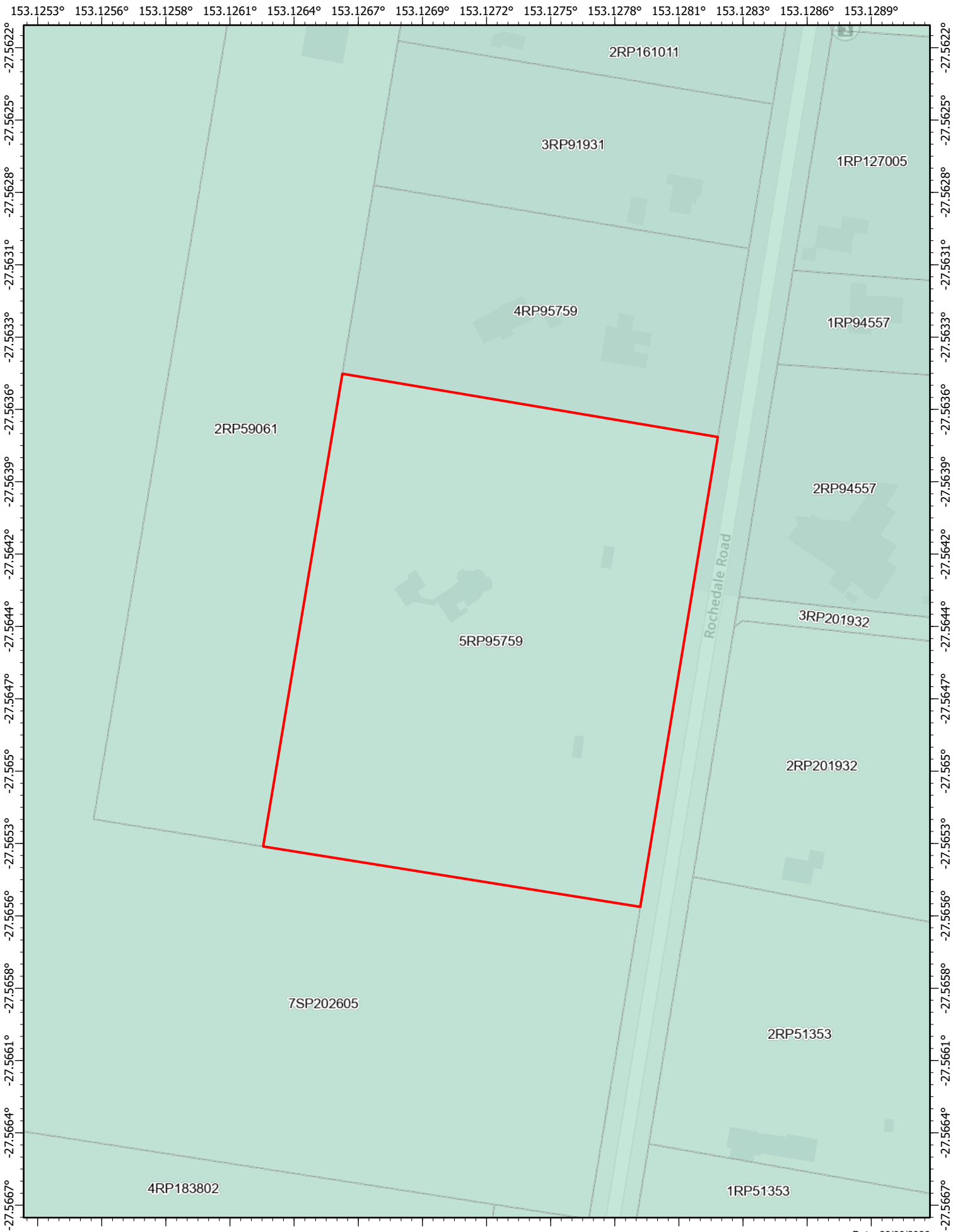


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State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

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Scale: 1:2,300

0 25 50
Metres

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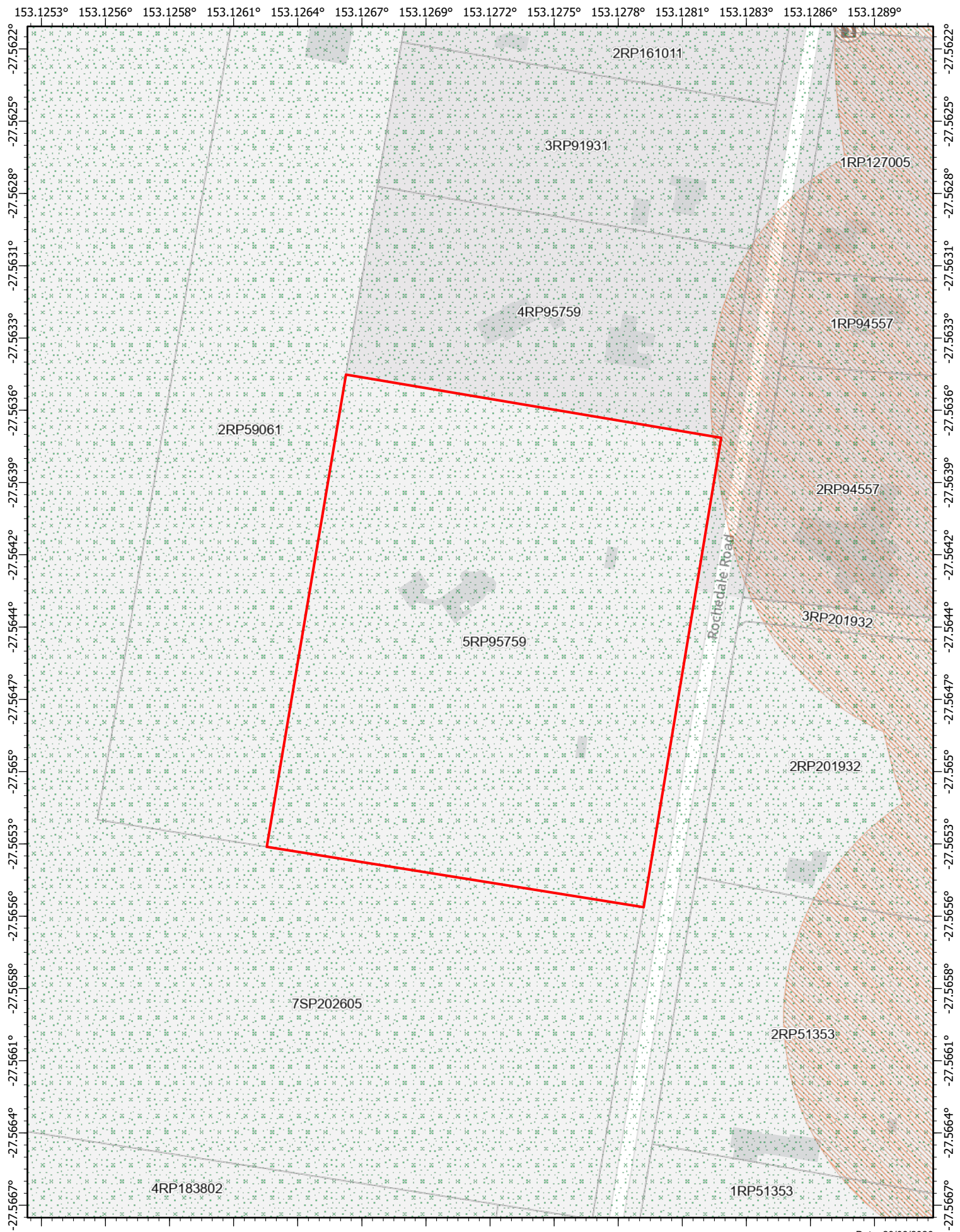


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Date: 29/06/2026

Cadastre

Agricultural land
classification - class A
and B



State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

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Scale: 1:2,300

0 25 50
Metres

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- 

Cadastre
- 

Flood hazard area -
local government flood
mapping area
- 

Bushfire prone area
- 

Potential Impact Buffer

State Planning Policy IMS - Export Map

Making or amending a local planning instrument and designing land for local infrastructure

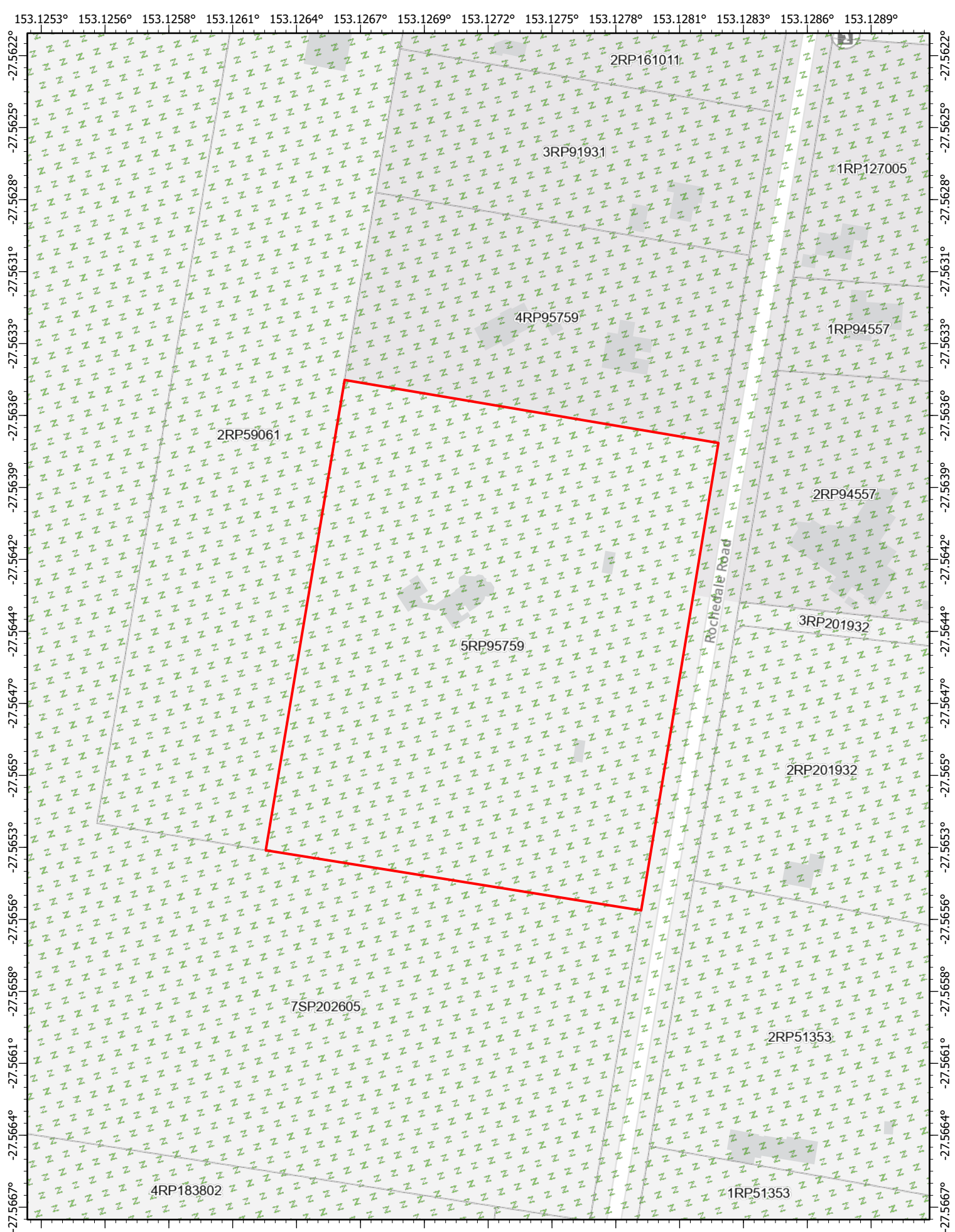
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Scale: 1:2,300

0 25 50
Metres

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Cadastre

Wildlife hazard buffer zone

Radius (Metres)

13km

The property lot report shows the zone, neighbourhood plan, overlays and related information that apply to the lot on plan selected.

Property Address

295 ROCHEDALE RD ROCHEDALE 4123

Parcel Details

Lot No and Plan: Lot 5 on RP95759
Full Property Holding:
Lot 5 on RP95759
Title Area *: 33,437 m²
Ward: MACGREGOR
PDF Maps GRID Reference: Map 45
* refer NOTES below
[Open Cityplan.Brisbane.qld.gov.au](http://cityplan.brisbane.qld.gov.au)



Zones

Name	Description
EC Emerging community	The purpose of the Emerging community zone code is to: (a) Identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future. (b) Manage the timely conversion of non-urban land to urban purposes. (c) Prevent or discourage development that is likely to compromise appropriate longer term land use. Refer to Part 6 in the City Plan 2014 and the Factsheets.

Neighbourhood Plans

Name	Description
Rochedale urban community neighbourhood plan	Neighbourhood Plans provide detailed guidance for development on sites within a Neighbourhood Plan boundary. Refer to the Rochedale urban community neighbourhood plan code.
Business park and gateway civic precinct - NPP-003	Business park and gateway civic precinct - NPP-003 of the Rochedale urban community neighbourhood plan.
Business park sub-precinct - NPP-003a	Business park sub-precinct - NPP-003a of the Rochedale urban community neighbourhood plan.

Overlays

Name	Description
Airport environs overlay	The Airport environs overlay deals with issues of State Interest. It may also include locally identified issues that relate to airport environments. Refer to Part 8 in the City Plan 2014.
Procedures for air navigation surfaces (PANS)	Procedures for air navigation surfaces (PANS) sub-categories of the Airport environs overlay. NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.
BBS zone - Distance from airport 8-13km	BBS zone - Distance from airport 8-13km sub-categories of the Airport environs overlay.

Name	Description
Bicycle network overlay	The Bicycle network overlay deals with the provision of bikeway infrastructure and facilities to encourage the safe and efficient movement of pedestrians and cyclists through the movement network. Development is governed by the Bicycle network overlay code. Refer to Part 8 in the City Plan 2014. The Bicycle network overlay includes: • Primary cycle route sub-category • Secondary cycle route sub-category • Local cycle route sub-category • Riverwalk - Typology 1 (City reaches north and south) sub-category • Riverwalk - Typology 2 (Urban reaches) sub-category • Riverwalk - Floating walkway sub-category
Biodiversity areas overlay	The Biodiversity areas overlay deals with biodiversity Areas of Ecological Significance (AES). This may include areas of High Ecological Significance (HES) and also areas of General Ecological Significance (GES) among others. Refer to Part 8 in the City Plan 2014.
Koala habitat area sub-category	Koala habitat area sub-category of the Biodiversity areas overlay. NOTE: This sub-category is best viewed in the mapping at a scale of 1:10,000 or higher.
Bushfire overlay	The Bushfire overlay constrains areas of land identified as high and medium bushfire hazard management areas and deals with issues of State Interest. It applies, at a minimum, to development that: • increases the number of people living and working in the natural hazard management area; or • involves institutional uses, essential community infrastructure, or where evacuating people may be difficult; or • involves the manufacture or storage of hazardous materials in bulk. Note – The Building Act 1975 adopts the requirements of the Building Code of Australia and AS 3959-2009 and thus regulates construction standards of all premises identified in bushfire prone areas subsequent to development approval. Refer to Part 8 in the City Plan 2014.
High hazard area sub-category	Area mapped within the Bushfire overlay as high hazard area considering vegetation type, slope and aspect.
Medium hazard area sub-category	Area mapped within the Bushfire overlay as medium hazard area considering vegetation type, slope and aspect.
High hazard buffer area sub-category	Land mapped within the Bushfire overlay as buffer areas extending 100 metres from high hazard areas.
Community purposes network overlay	The Community purposes network overlay implements the policy direction in the Strategic framework with respect to Brisbane's coordinated infrastructure planning and delivery, identifying land within the Community purposes network. Refer to Part 8, Part 10 Other Plans, Part 10.3.1 long term infrastructure plans for the Community Purpose Network in the City Plan 2014 and the Factsheets. The Community purposes network overlay includes the following sub-categories: • Existing trunk park sub-category • Existing non-trunk park sub-category • Existing community facilities and land for community facilities sub-category • LGIP planned land for community facilities specific location sub-category • LGIP planned park acquisition specific location sub-category • LGIP planned park upgrade specific location sub-category • LGIP planned park embellishment specific location sub-category • LGIP planned corridor park specific location sub-category • Long term land for community facilities specific location sub-category • Long term park specific location sub-category • Long term corridor park specific location sub-category Refer to the Community purposes network map to see which sub-categories are relevant to specific properties. For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.

Name	Description
Critical infrastructure and movement network overlay	The Critical infrastructure and movement network overlay identifies critical assets and movement networks. Refer to Part 8 in the City Plan 2014. The Critical infrastructure and movement network overlay includes: • Critical assets sub-category • Critical infrastructure and movement planning area sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties.
Critical infrastructure and movement planning area sub-category	Critical infrastructure and movement planning area sub-category of the Critical infrastructure and movement network overlay.
Industrial amenity overlay	The Industrial amenity overlay provides for the assessment of the suitability of development in the Industrial amenity overlay. Development within these areas is governed by the Industrial amenity overlay code. Refer to Part 8 in the City Plan 2014.
Industrial amenity investigation area sub-category	Industrial amenity investigation area sub-category of the Industrial amenity overlay.
Road hierarchy overlay	The Road hierarchy overlay applies to the existing and future road networks, including state controlled roads. Refer to Part 8 and Part 10 Other Plans, Part 10.3.3 long term infrastructure plans (corridor plan) for the road network in the City Plan 2014 and the Factsheets. The Road hierarchy overlay includes: • Motorways sub-category • Arterial roads sub-category • Suburban roads sub-category • District roads sub-category • Neighbourhood roads sub-category • Future motorway sub-category • Future arterial road sub-category • Future suburban road sub-category • Future district road sub-category • Primary freight routes sub-category • Primary freight access sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.
Streetscape hierarchy overlay	The Streetscape hierarchy overlay identifies the various functions of the streetscape network and determines how development is assessed to ensure high quality subtropical streetscape outcomes are achieved. Refer to Part 8 in the City Plan 2014. The Streetscape hierarchy overlay includes: • Subtropical boulevard - in centre verge width 6m sub-category • Subtropical boulevard - in centre verge width 5m sub-category • Subtropical boulevard - in centre verge width 3.75m/4.25m sub-category • Subtropical boulevard - out of centre verge width 6m sub-category • Subtropical boulevard - out of centre verge width 5m sub-category • Subtropical boulevard - out of centre verge width 3.75m/4.25m sub-category • Centre street major sub-category • Centre street minor sub-category • Neighbourhood street major subcategory • Neighbourhood street minor sub-category • Industrial street sub-category • Pathway link sub-category • Corner land dedication sub-category • Locality street subcategory • Laneway sub-category • Wildlife movement solution sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.

Local Government Infrastructure Plan

Name	Description
INCLUDED in Priority Infrastructure Area Note. - some properties may be only partly included in the Priority Infrastructure Area.	The priority infrastructure area identifies the areas that the local government prioritises in order to provide trunk infrastructure for urban development. The purpose of the priority infrastructure area is to align the footprint for development with the plans for trunk infrastructure. LGIP maps are referenced in Part 4 of City Plan 2014. Local Government Infrastructure Plan mapping and support material are in Schedule 3 of City Plan 2014. Refer to Factsheets.
Plans for Trunk Infrastructure (PFTI) PFTI Map Grid Reference Map Grid 276 All networks applicable	All Networks. The Plans for Trunk Infrastructure maps (Schedule 3) have been grouped by map tile. Please also refer to the map indexes relevant to each of the networks: Transport network (pathway network and ferry terminals network) maps; Parks and land for community facilities network maps; Transport network (road network) maps; Stormwater network maps; NOTE: The water supply network and sewerage network related information is now included in Urban Utilities (UU) water netserv plan. Further details can be obtained from UU.

Other Plans

Name	Description
Stormwater network	The Stormwater Code and the Long term infrastructure plans Other plan map for the Stormwater network implements the policy direction in the Strategic framework with respect to a coordinated infrastructure planning and delivery, identifying land within the Stormwater network. Refer to Part 9, Part 10 Other Plans, Part 10.3.2 long term infrastructure plans for the Stormwater network in the City Plan 2014 and the Factsheets. The Long term infrastructure plans Other plan map for the Stormwater network includes the following types of items: • Bioretention swale • Land • Natural channel • Pipe (new) • Pipe (relief drainage) • Culvert • Stormwater quality improvement device • Rehabilitation • Backflow prevention device Refer to the Other plan map for Stormwater network to see which items are relevant to specific properties. For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.

Regard must be had to the *Brisbane City Plan 2014* when interpreting this property report (*this Report*). Some information relating to overlays and neighbourhood plans may not be shown in the Report.

NOTES

- a) Areas shown in this Report are approximate only.
- b) Contour information shown is from Council's 2002 Contour records.
- c) Further information on mining tenements issued under the Mineral Resources Act 1989 can be obtained from the Queensland State Government.
- d) A [Temporary Local Planning Instrument \(TLPI\)](#) may affect a particular property. TLPIs are not identified in this report. Visit the [Temporary Local Planning Instrument](#) page at www.Brisbane.qld.gov.au to confirm whether this property is included in a TLPI.
- e) Users of the information recorded in this document (the **Information**) accept all responsibility and risk associated with the use of the Information and acknowledge that regard must be had to the planning scheme provisions in interpreting the Information. Council gives no warranty in relation to the Information (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this Information.

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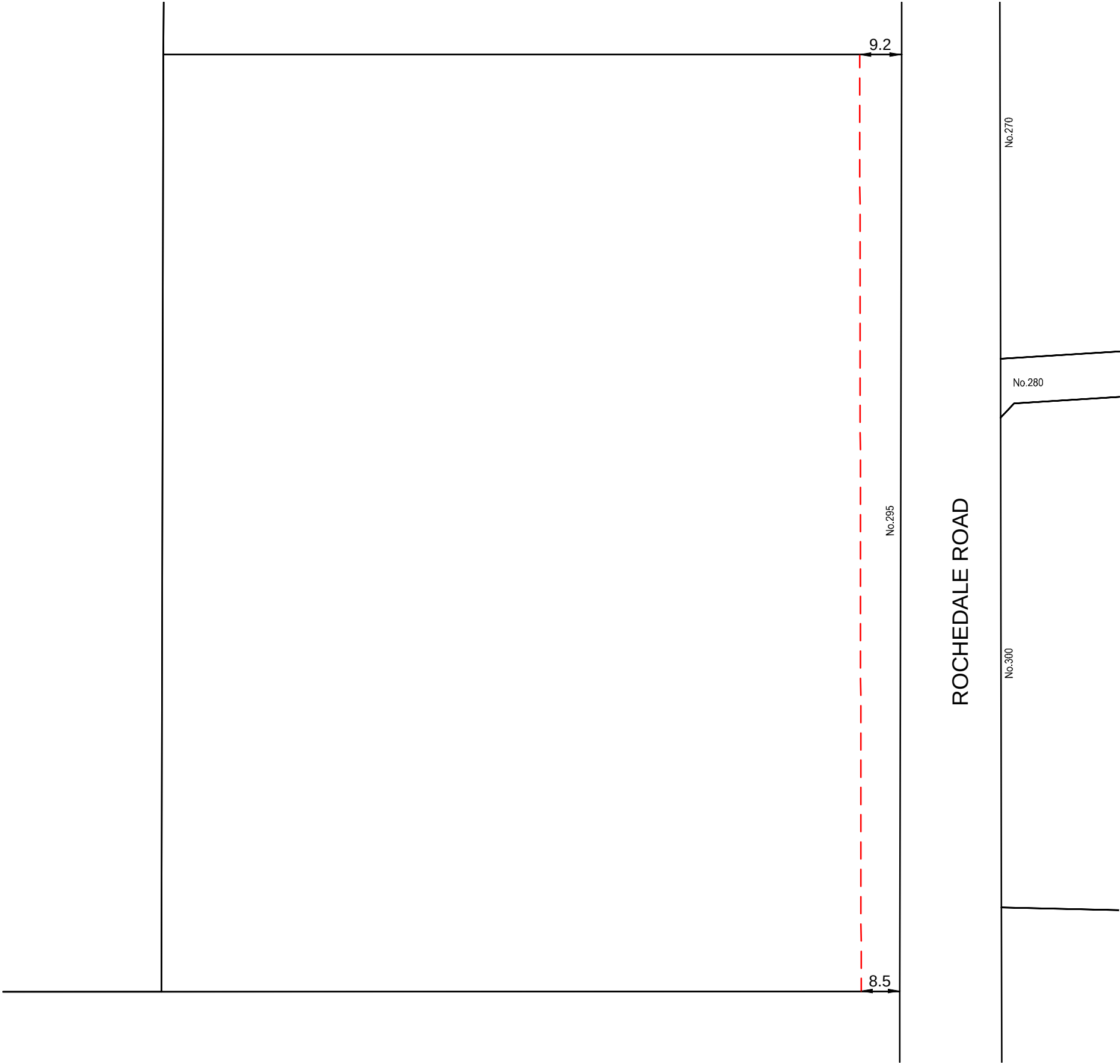
Local Government Authorities

 LGA boundary

Property boundaries holding

 Property Holding

Oct 30, 2023 - 5:36pm G:\B\TPS\188 TRAFF_ TRANS\590 Planning\0\Road Corridor Preservation\Projects\RC16048 - Rochedale\Design\TPS - Design - Rochedale Rd.dwg



GENERAL NOTES

- G1 THE PROPOSED PROPERTY BOUNDARY SHOWN IS TYPICALLY FOR EDGE OF VERGE. IN SOME CASES, ADDITIONAL WIDENING MAY BE REQUIRED IF BATTERS NEED TO BE ACCOMMODATED IN ROAD RESERVE.
- G2 THE CITY PLAN STREETSCAPE HIERARCHY OVERLAY MAY REQUIRE VERGES TO BE WIDER THAN THOSE PROVIDED FOR IN THIS DRAWING.

LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY REQUIREMENT

Transport Planning & Operations
Brisbane City Council



Dedicated to a better Brisbane

MAILING ADDRESS:
GPO Box 1434
Brisbane QLD 4001

Brisbane Square
266 George Street
Brisbane, Q 4000

Telephone: 07-3403 8888

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Based on Data provided with permission of the Department of Environment and Resource Management (DERM): Cadastral Data ".



ORIGINAL SCALE 1:1000

EXISTING CADASTRE AND ROAD RESERVE INFORMATION:
GIS DATA / SURVEY / FIELD MEASUREMENT / AERIAL PHOTOGRAPHY / DEPARTMENT OF NATURAL RESOURCES AND MINES

ROAD CORRIDOR

ROCHEDALE ROAD

SUBURB(S)

ROCHEDALE

TITLE

ROAD WIDENING PLAN
925 ROCHEDALE ROAD

ROAD WIDENING PLAN AUTHORISED FOR ISSUE F.D. DATE: 30.10.23	ORIG. SIZE A3
ROAD PLANNING NOTE REFERENCE RPN 6296	SCALE 1:1000
BRAMS CODE WE710	SHEET NO. 1 OF 1
CONCEPT DESIGN NUMBER RC16048	ISSUE 1