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TOWN PLANNING REPORT
IMPACT ASSESSABLE DEVELOPMENT APPLICATION

RECONFIGURING A LOT FOR SUBDIVISION
(1 INTO 43 LOTS, RESERVE, AND ROAD)
UPON LAND AT
470 ROCHEDALE ROAD, ROCHEDALE QLD 4123

ON BEHALF OF
470 ROCHEDALE ROAD PTY LTD

OUR REFERENCE: 260753



PROJECT DETAILS

Applicant:	470 Rochedale Road Pty Ltd
Project Address:	470 Rochedale Road, Rochedale QLD 4123
TPA Project Number:	260753
TPA Project Team:	Vu Nguyen Jordan Holman Zoe Richards

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DOCUMENT CONTROL

Document Version

VERSION	DATE	AUTHOR	DESCRIPTION	REVIEWED BY
1	16/10/2026	ZR	Draft	VN
2	11/11/2026	ZR	Final	VN

Distribution

NO OF COPIES	VERSION NO	DESTINATION
1	2	Town Planning Alliance Pty Ltd
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1	2	470 Rochedale Road Pty Ltd

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1 EXECUTIVE SUMMARY

This report has been prepared on behalf of the applicant, *470 Rochedale Road Pty Ltd* in support of the proposed development for Reconfiguring a lot for subdivision (1 into 43 lots, reserve, and new road) upon land at 470 Rochedale Road, Rochedale QLD 4123 formally described as Lot 2 on RP97162. The application addresses the merits of the proposal with respect to provisions of the *Brisbane City Plan 2014* and the relevant components of the *Planning Act 2016*.

Under the *Brisbane City Plan 2014*, the site is located in the Emerging community zone. The intent of this zone is to provide for the timely conversion of non-urban land to land for urban purposes, whereby:

"Development is carried out in an orderly sequence, within the context of the site and city, and is informed by a coordinated and integrated structure planning process that demonstrates the development is:

i. Appropriate for the site's location within the city and its local context;
ii. Accessible to necessary supporting infrastructure, services and facilities;
iii. Responsive to development constraints, character and environmental values and site characteristics "

The proposed residential lots range from 300m² to 518m², with an average area of approximately 376.3m². The proposed yield of 43 lots represents an intermediate residential density that responds appropriately to the site's split neighbourhood-plan designation. Larger lots are generally located along Rochedale Road, while smaller lots are concentrated within the internal portion of the development.

A Structure Plan has been prepared having regard to approved and proposed development on surrounding land. The subdivision establishes a logical internal road network, allows future connections to adjoining properties and does not prejudice their orderly development. Temporary access to Rochedale Road will serve the initial stage until a permanent connection is established to the north or east, after which time the temporary corridor will be partly converted to a landscaped pedestrian and bicycle link.

The proposal responds to the site's Emerging community zoning, Neighbourhood plan provisions, Urban Footprint designation and planned transition from historical horticultural use to urban residential development. It is consistent with the established and emerging subdivision pattern in the surrounding locality and provides a coordinated development outcome supported by the necessary infrastructure and technical assessments.

Accordingly, the proposal complies with the outcomes of the Subdivision code, relevant overlays and reflects the intended form of development within the Emerging community zone. Overall, the proposal is identified as meeting the relevant requirements of the *Brisbane City Plan 2014*. As such, the application should be approved by Council subject to reasonable and relevant conditions.

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2 PROJECT OVERVIEW

Applicant Name	*470 Rochedale Road Pty Ltd*			
Site Address	470 Rochedale Road Rochedale QLD 4123			
Real Property Description	Lot 2 on RP97162			
Area of Site	21,711m^2			
Development Scheme	*Brisbane City Plan 2014 (v37)*			
Zone	Emerging community zone			
Proposed Development	Reconfiguring a Lot for subdivision (1 into 43 lots, reserve, and new road)			
Details of Proposal	Reconfiguration of Lots			
	Existing Lots	1	New Lots	43
Application Type	Aspects of Development	Type of Approval Required		
		Preliminary Approval	Development Permit	
	Material Change of Use			
	Reconfiguration of a Lot		✓	
	Building Work			
	Operational Work			
Level of Assessment	Impact Assessable			
Pre-lodgement / Consultation History	Refer to section 3.6 for details			
Public Notification	15 business days			
Referral Agencies	Referral Agency	Trigger		
	N/A	N/A		
Specialist Report	▪ Plan of Subdivision prepared by *Survey Mark;* ▪ Structure Plan prepared by *Survey Mark;* ▪ Engineering Services Report prepared by *Civil 360;* ▪ Conceptual Stormwater Management Plan prepared by *Biome Water and Environmental Consulting;* ▪ Ecological Assessment prepared by *Biome Water and Environmental Consulting;* ▪ Transport Impact Assessment prepared by *Rytenskild Traffic Engineering; and* ▪ Statement of Landscape Intent has been prepared by *Scenetics Landscape Planners & Consultants.*			
Applicant Contact	Jordan Holman / Zoe Richards			
Applicant Email	eda@tpalliance.com.au			

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3 BACKGROUND & SITE CHARACTERISTICS

3.1 Site Details

Site Address	470 Rochedale Road, Rochedale QLD 4123
Real property description	Lot 2 on RP97162
Area of site	21,711m^2 (2.171ha)
SEQRP Designation	Urban Footprint
State Matters of Interest	▪ Koala priority area ▪ Water resource planning area boundaries ▪ Identified koala broad-hectare area
State Planning Policy IMS	▪ Agriculture land classification – class A and B ▪ Flood hazard area – local government flood mapping area ▪ Wildlife hazard buffer zone – 13km radius
Local Government Area	Brisbane City Council
Development Scheme	Brisbane City Plan 2014 (v37)
Zone	Emerging community zone
Overlays	▪ Airport environs overlay ▪ Bicycle network overlay ▪ Biodiversity areas overlay ▪ Bushfire overlay ▪ Community purposes network overlay ▪ Critical infrastructure and movement network overlay ▪ Flood overlay ▪ Road hierarchy overlay ▪ Streetscape hierarchy overlay

As shown in Figure 1, the subject site comprises a single allotment with an area of 21,711m^2 (2.1711ha). The site is currently developed with a Dwelling house and several large outbuildings and structures, including orchard shade coverings, which are understood to be associated with the site's historical horticultural land use.

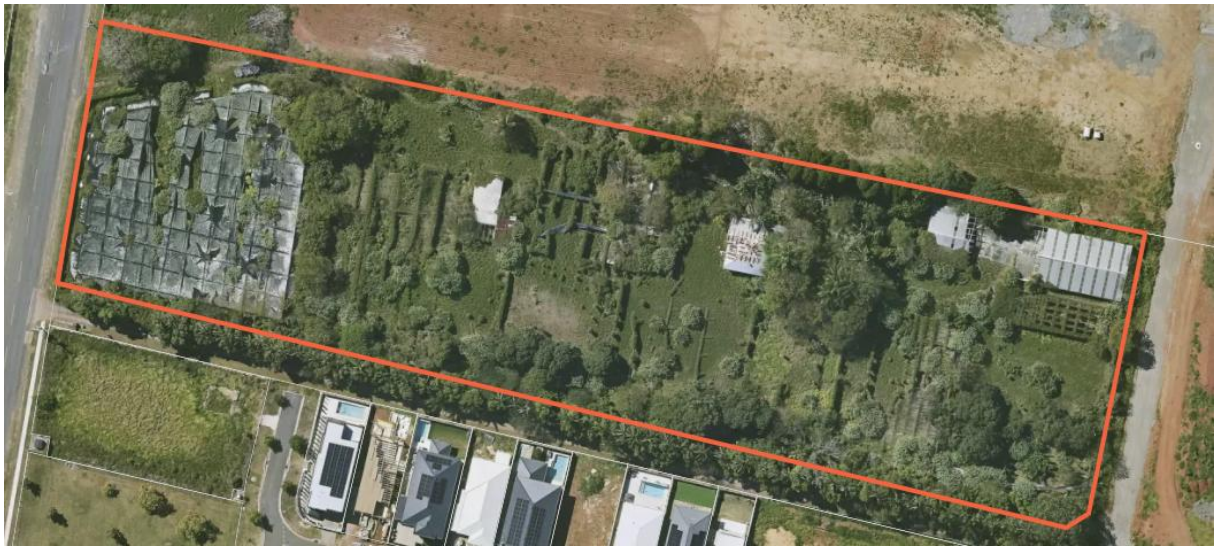


Figure 1: Aerial Image of Subject Site (Source: Landchecker 2026)

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3.2 Location

The subject site is located at 470 Rochedale Road Rochedale QLD 4123, more particularly described as Lot 2 on RP 97162. Pursuant to the *Brisbane City Plan 2014 (v37)*, the subject site and all surrounding adjoining land are located within the Emerging community zone.

The site is located in eastern Rochedale, approximately 15km south-east of Brisbane's CBD. Rochedale is bounded by the Gateway Motorway to the west and the suburb of Burbank to the east. Rochedale is a historically semi-rural suburb of which has been designated for urban development under the South East Queensland Regional Plan and the Rochedale urban community neighbourhood plan. This transition is well advanced, with development approvals granted and construction underway throughout the locality, and in particular directly adjacent to the subject site to the north, south and east.

The site is positioned in close proximity to various commercial and community services, including both existing and planned public transport infrastructure along Rochedale Road. This includes;

- Rochedale Village – located approximately 1.9km to the southwest.
- Westfield Garden City – located approximately 5.7km to the west.
- Rochedale State School – located approximately 900 meters to the south.
- Redeemer Lutheran College – located approximately 1.3km to the south.
- Rochedale State High School – located approximately 2.7km to the southwest.
- Brisbane Technology Park – located approximately 4km to the west.



Figure 2: Site and surrounding context (Landchecker September2026)

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Figure 3: Zoning Map (Source: BCC Planning Maps)

3.3 Site Characteristics

3.3.1 Topography

The site has a gentle slope from the south-east to the north-west. Elevations range from approximately RL 73.0m AHD at the south-eastern boundary to RL 71.0m AHD at the north-western boundary.

3.3.2 Access

The site has approximately 71m of frontage to Rochedale Road along its western boundary. Vehicular access to the site is currently provided to Rochedale Road via a single crossover and bitumen driveway which runs generally along the site's northern boundary. Rochedale Road is classified as a Suburban Road under the Road hierarchy overlay.

3.3.3 Easements & Encumbrances

The site is not encumbered by any easements or covenants.

3.3.4 Vegetation

The site's vegetation comprises ornamental plantings surrounding the existing Dwelling house and swimming pool, together with scattered larger trees located predominantly around the site's periphery. The central portion is largely devoid of significant vegetation, likely reflecting the site's historical horticultural use. Vegetation is predominantly exotic or restricted invasive species. Where native species are present, theyare not endemic to the region. No koala habitat trees have been identified on the site.

Notwithstanding this, the site is currently overgrown and in a dilapidated condition, giving the appearance of being more heavily vegetated than its underlying vegetation pattern would suggest. The vegetation within the central portion of the site is not understood to comprise significant or substantial vegetation. Vegetation to the south of the site is understood to represent a historic shelterbelt associated with the surrounding agricultural land uses.

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There is vegetation on this property that is identified as Significant Urban Vegetation, under the Natural Assets Local Law 2003. The entirety of the subject site is mapped as Koala priority area under DAMS (refer to Figure 4 below for details).

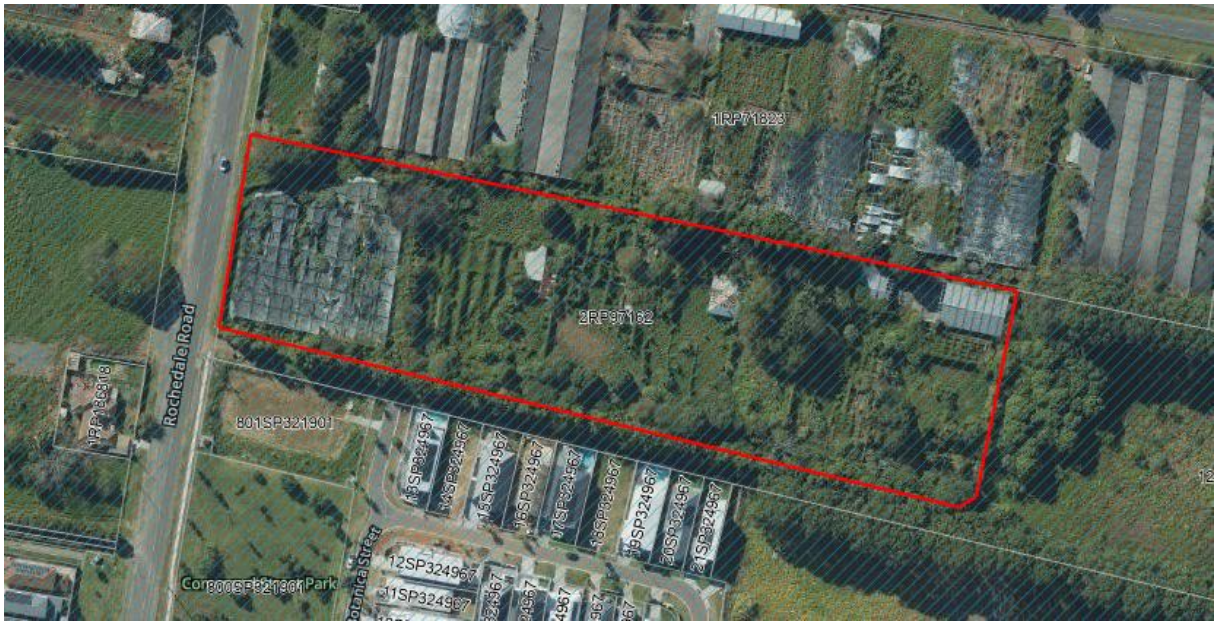


Figure 4: Koala Priority Area (Qld Government DAMS mapping)

The entirety of the subject site is also noted to be identified koala broad-hectare area under DAMS (refer to Figure 5 below for details).



Figure 5: Identified koala broad-hectare area (Qld Government DAMS mapping)

The site is also identified within in the State Planning Policy Interactive Mapping System (SPP IMS) as Wildlife hazard buffer zone – 13km radius, being in proximity to the Archerfield airport.

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3.3.5 Agricultural Land Use

The entire site is mapped as Agricultural Land Classification (ALC) Class A and Class B under the SPP Interactive Mapping System. These classes generally represent Queensland's most productive agricultural land, possessing soil and land characteristics capable of supporting successful crop and pasture production. However, Brisbane City Council's planning scheme identifies no ALC Class A or Class B land within the planning scheme area for the purposes of State interest - Agriculture, policy 2. This reflects the ability of Local Government, with Ministerial approval, to refine State mapping where the resulting approach appropriately advances the State interest.

Given Council's locally refined mapping, the site's Urban Footprint designation and Emerging community zoning, and the established and emerging residential development surrounding the site, the State-mapped ALC classification is not considered to represent the site's contemporary planning context or intended use. Accordingly, the mapping does not warrant retaining the site for agricultural purposes and is not considered to preclude the proposed residential subdivision.



Figure 6: Agricultural Land Classification – Class A and B (QLD Government SPP IMS Mapping)

3.3.6 Flooding Hazard

The rear (eastern) portion of the subject site is mapped within the Overland flow flood planning area under the Brisbane City Plan 2014 Flood Overlay (refer to Figure 7 below). The balance of the site is not affected by any mapped flood hazard.

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Figure 7: Overland flow flood planning area mapping (BCC Mapping)

It is also noted that Brisbane City Council's Flood Awareness Map does not identify the site as being affected by flooding from any source, including overland flow.

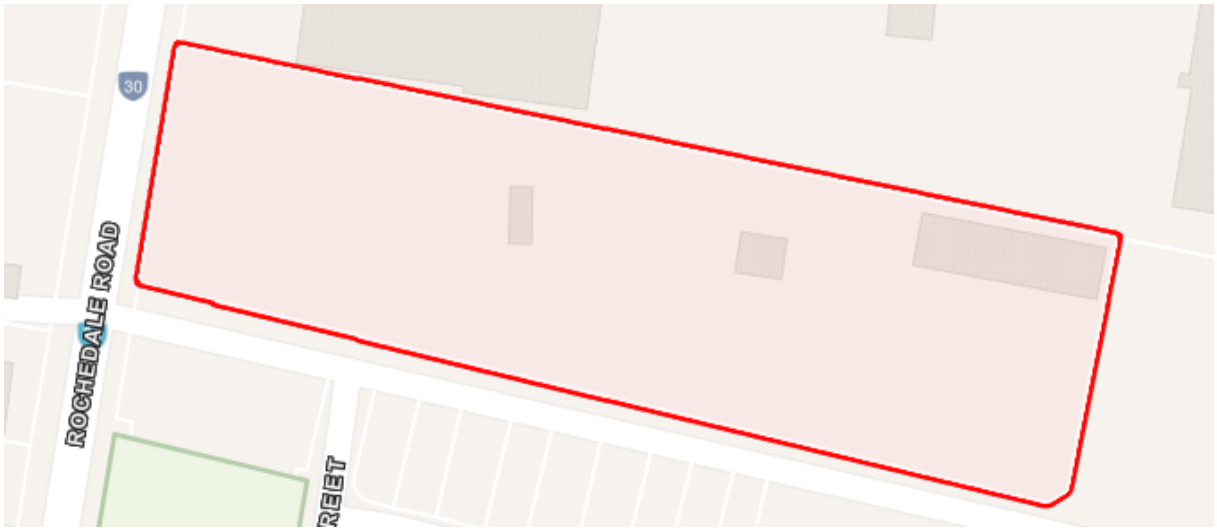


Figure 8: Brisbane City Council - Flood Information Mapping

3.3.7 Bushfire Hazard

Brisbane City Council's Bushfire overlay mapping identifies the southern and eastern boundaries of the site within the Medium hazard area sub-category. Large areas along the eastern and western boundaries are mapped within the High hazard buffer area sub-category, with an area of Medium hazard buffer located between them. The central northern portions of the site are otherwise unaffected by mapped bushfire hazard. Refer to Figure 9 below.

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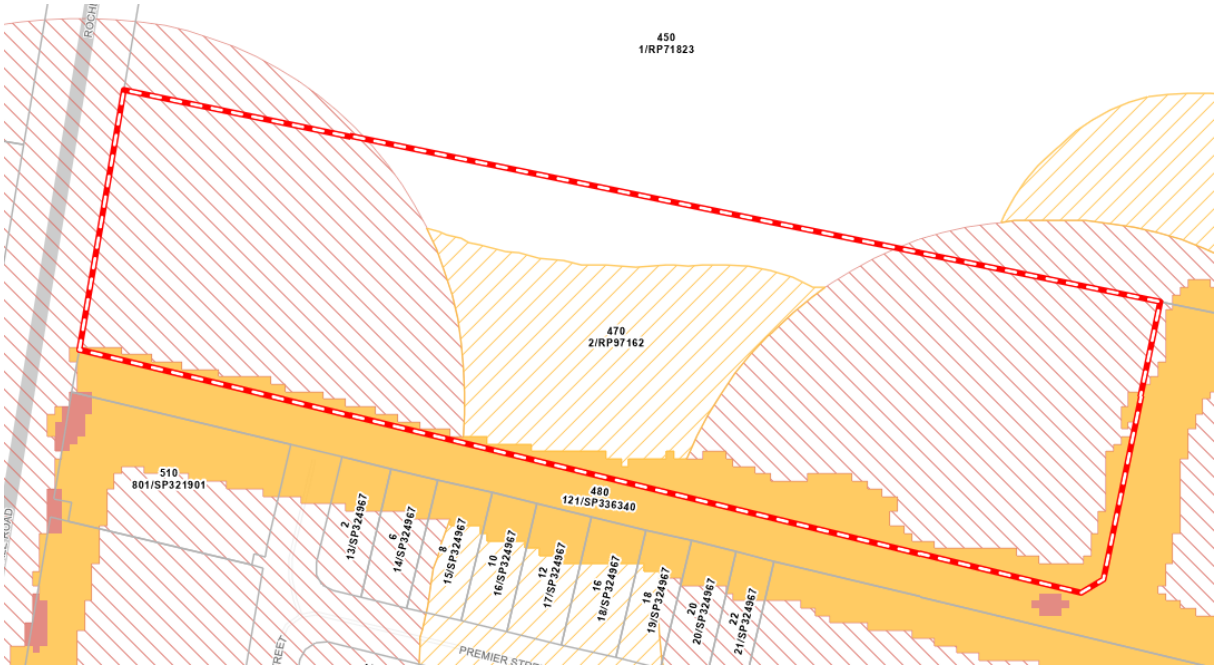


Figure 9: Brisbane City Council - Bushfire overlay mapping

In contrast to the above, the State Planning Policy Interactive Mapping System (SPP IMS) identifies the site as being outside of any bushfire hazard areas, with the nearest hazard areas located approximately 220m to the east to the site. Refer to Figure 10 below.

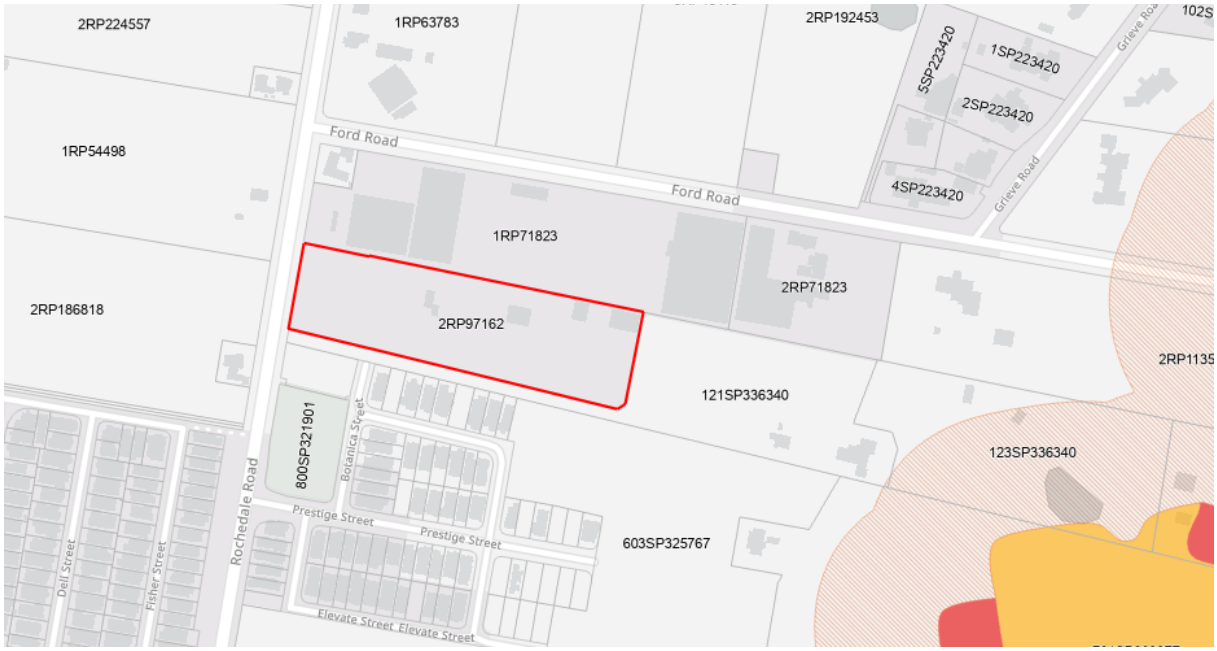


Figure 10: Bushfire hazard (QLD Government SPP IMS Mapping)

It is acknowledged that Brisbane City Council's Bushfire hazard overlay does not fully align with the current State Planning Policy mapping, as the updated State mapping has not yet been integrated into the planning scheme. To the extent of any inconsistency, the current State mapping prevails. Accordingly, the SPP IMS mapping has informed the proposed development response.

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3.3.8 Local Government Infrastructure Plan (LGIP)

Brisbane City Council's Local Government Infrastructure Plan (LGIP) identifies a portion of the subject site for future Council-owned infrastructure, specifically park acquisition and embellishment (Council reference: ROC-A1-015). It is noted that this park has been delivered through approval A005652939 (condition 39) at the location shown in Figure 11 below. Therefore, no further trunk park land is required for this LGIP item.



Figure 11: Indicative LGIP Park Location (Source: Brisbane City Plan 2014)

3.4 Approval History

There are no publicly available records of development approvals over the site.

3.5 Relevant Surrounding Development Approvals

There have been several proposed and approved development applications of relevance within the surrounding locality. The notable approvals have been outlined below.

Table 1: Surrounding Development Applications/Approvals

REFERENCE	ADDRESS	DESCRIPTION	STATUS
A005652939	510, 520, and 538 Rochedale Road, Rochedale QLD	Staged Reconfigure a Lot including; ▪ Stage 1; 1 into 2 lots ▪ Stage 2; 1 into 26 lots, park, new road, drainage reserve and balance lot ▪ Stage 3; 1 into 29 lots, new road and balance lot ▪ Stage 4; 1 into 16 lots, new road and balance lot	Approved – Latest change approved May 2021
A005958748	487 Rochedale Road, Rochedale QLD	Reconfiguring a Lot (3 into 80, balance lot, detention basin, temporary access easement, and new road)	Approved April 2026

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REFERENCE	ADDRESS	DESCRIPTION	STATUS
A006733147	68 Prestige Street, 450 & 546 Rochedale Road, 39 Ford Road, Rochedale QLD	Operational Work Development Permit - Major Infrastructure Item	Approved – September 2025
A006169872	450 Rochedale Road and 39 Ford Road, Rochedale QLD	Staged Reconfigure a Lot including; ▪ Stage 1; Access Easement and Subdivision of Land. (1 into 45 lots, drainage lot, balance lot, new road, access easement). ▪ Stage 2; Access Easement and Subdivision of Land. (1 into 14 lots, drainage lot, new road, access easement).	In Progress – Further Advice Stage
A006494916	480 Rochedale Road, Rochedale QLD	Reconfiguring a lot (2 into 17 lots, new roads, access easement and balance lot)	In Progress – Further Advice Stage

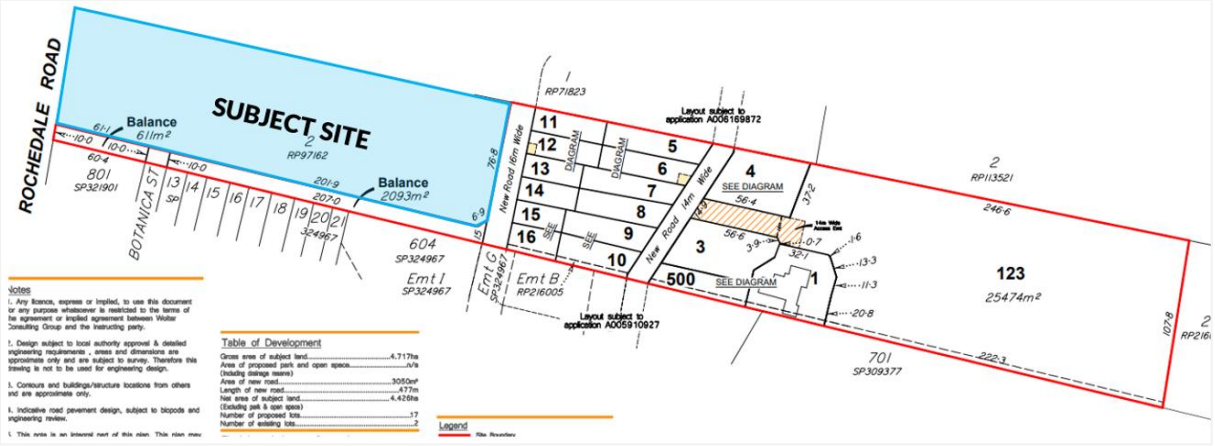


Figure 12: Latest proposed ROL plan (A006494916) – subject site highlighted blue



Figure 13: Latest proposed ROL plan (A006169872) – subject site highlighted blue

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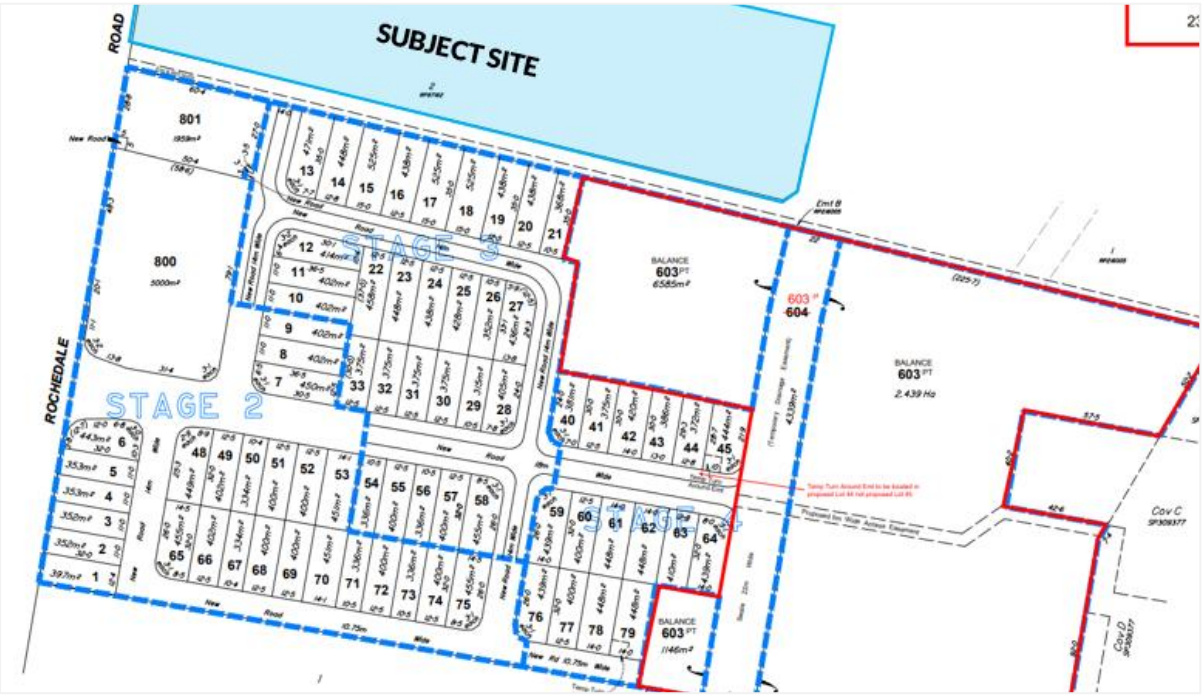


Figure 14: Approved ROL Plan (A005652939) – subject site highlighted blue

3.6 Prelodgement Consultation

A pre-lodgement meeting was held with Brisbane City Council on 19 June 2026 (ASR-16184-H5G) to discuss the aforementioned application The relevant matters as discussed at this meeting have been summarised below:

Table 2: Pre-lodgement meeting notes

AGENDA ITEM	RESPONSE
Layout and Structure Planning	
Council generally supported the proposed density and distribution of lot sizes, subject to a structure planning exercise confirming the net developable area and lot yield. Lots of at least 450m² with widths below 15m must demonstrate compliance with minimum rectangle requirements or otherwise address the Subdivision Code's overall outcomes.	Noted – The proposed development comprises 43 residential lots, representing an intermediate density that appropriately responds to the site's split Rochedale urban community neighbourhood plan area precinct designation. Further, all proposed lots satisfy the minimum rectangle dimension requirements specified within the Subdivision Code and are therefore considered to provide suitable development outcomes consistent with the intended residential expansion of the area.
Council recommended limiting groups to six adjoining small lots, with standard lots of at least 450m² between each group to improve streetscape variation.	Noted– The proposed reconfiguration is generally consistent with Council's advice, with only one instance of more than six adjoining small lots (Lots 17–23). Across the remainder of the development, small lots are generally limited to groups of four to five adjoining lots. On balance, this minor departure is considered reasonable and is not expected to materially detract from the intended streetscape variation.

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AGENDA ITEM	RESPONSE
Council also noted that the application will need to demonstrate that each lot has sufficient frontage to accommodate all necessary improvements, including streetscape upgrades and vehicle crossovers. This is particularly relevant to proposed Lots 6 and 7. Crossovers should be appropriately separated from intersections and spaced to maintain opportunities for on-street parking.	Noted – A Plan of Subdivision has been prepared by *Survey Mark*, which demonstrates that each lot has sufficient frontage to accommodate vehicle crossovers. Further, a Statement of Landscape Intent has been prepared by *Scenetics Landscape Planners & Consultants*, which demonstrates that the proposed road layout can adequately accommodate the required streetscape improvements and associated infrastructure, including street trees.
Notwithstanding the above, Council identified constraints relating to stormwater drainage and site access. In particular, temporary access to Rochedale Road for freehold lots may present difficulties due to the need to extinguish access easements once the ultimate road connection is delivered.	Note - The development proposes a future road reserve to accommodate temporary vehicular access to Rochedale Road in the interim scenario. Upon establishment of the ultimate road connection, this temporary access will be removed, with the corridor converted to a pedestrian connection. The timing of this transition will be coordinated with either Stage 2A or Stage 2B (whichever occurs first) of the subdivision and can be appropriately managed through conditions of approval, including the extinguishment of the temporary vehicle access once the permanent road connection is established.
Council requires a structure plan addressing road and active-transport connectivity, environmental and stormwater constraints, infrastructure, topography, local character and CPTED. It should also consider nearby structure plans to demonstrate an integrated and orderly development outcome.	Noted – please refer to the Structure Plan prepared by *Survey Mark*, or section 4.2 of this report for detailed assessment.
Stormwater	
Stormwater Generally *Council noted that the proposed development sequencing presents challenges from a stormwater perspective, as development of the site is dependent on the delivery of trunk drainage infrastructure downstream of the Ford Road intersection.* *The majority of the development must connect to the existing 750mm RCP trunk drainage infrastructure extending from Rochedale Road, which was provided to service the site. However, trunk stormwater drainage works along Rochedale Road, downstream of the Ford Road intersection, have not commenced, with works to date limited to Ford Road. Accordingly, Council advised that the development application cannot be decided until construction of the trunk stormwater drainage along Rochedale Road has commenced.* *The rear portion of the site would need to connect to the future neighbourhood road, meaning a smaller portion of the development would rely on stormwater drainage through 39 Ford Road. This drainage infrastructure must be under construction*	Noted – refer to Conceptual Stormwater Management Plan prepared by *Biome Water and Environmental Consulting* for assessment.

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AGENDA ITEM	RESPONSE
before the application can be decided, unless the owner's consent is obtained to undertake the required works within Ford Road or an appropriate balance lot is provided.	
Water Quality *Council noted that a water quality assessment is required to support the development and demonstrate that frequent flows (1EY event) are appropriately mitigated, given the high susceptibility to scour at the trunk stormwater discharge point within the downstream waterway.*	Noted – refer to Conceptual Stormwater Management Plan prepared by *Biome Water and Environmental Consulting* for assessment.
Stormwater Detention *Council noted that where the trunk drainage has been constructed, it is unlikely that stormwater detention is required, although a RPEQ must provide a quantitative assessment of flow differences at the future trunk pipe discharge point in order to demonstrate no significant impact on flows.*	Noted – refer to Conceptual Stormwater Management Plan prepared by *Biome Water and Environmental Consulting* of which has addressed stormwater detention onsite.
Stormwater Quality/Detention Basin *Council noted that the future application would need to accommodate a bioretention basin along the Rochedale Road frontage, with the spillway at verge level and ponding below adjoining development levels. As part of the application material concept plans and sections within the SBSMP, designed to IDPSP requirements, would need to be provided.*	Noted – refer to Conceptual Stormwater Management Plan prepared by *Biome Water and Environmental Consulting* of which has addressed stormwater quality management onsite.
Traffic	
Council noted that any future application would need to be supported by a traffic report prepared by an RPEQ-endorsed traffic engineer, to demonstrate compliance with the TAPS PSP and detail any proposed performance solutions.	Noted - An Traffic Impact Assessment has been prepared by *Rytenskild Traffic Consulting* in respect to the proposed development of which includes an assessment of the relevant sections of the TAPS PSP.
Council noted that the proposed minor road network is generally consistent with the planning for the area and provides a legible road network. However, site access is dependent on the establishment of public roads over adjoining properties to the north or south, and an appropriate condition of approval would be imposed to address this requirement.	Noted –The proposal adopts a staged arrangement whereby a future road reserve will initially be constructed to provide temporary vehicular access for residents and Council service vehicles. Once a permanent road connection is established to the north or east, the temporary vehicular access will cease and the corridor will be converted to pedestrian access only and dedicated to Council. The applicant accepts appropriate conditions of approval governing the timing of Stages 2A and 2B, including the delivery of a permanent road connection to the north or east and the subsequent extinguishment of the temporary access to Rochedale Road.

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AGENDA ITEM	RESPONSE
Council identified potential difficulties with providing temporary access to Rochedale Road for freehold lots, particularly the subsequent extinguishment of access easements once the ultimate road connection is delivered. Extinguishment may require agreement from all freehold landowners, Council and relevant service providers benefiting from the easement.	Noted – The proposal adopts a staged arrangement whereby a future road reserve will initially be constructed to provide temporary vehicular access for residents and Council service vehicles. Once a permanent road connection is established to the north or east, the temporary vehicular access will cease and the corridor will be converted to pedestrian access only and dedicated to Council. The interim and ultimate arrangements are shown on the landscape plans prepared by *Scenetics Landscape Planners & Consultants* and can be managed through appropriate conditions of approval.
Council also noted that subdivision application A006494916, relating to Lots 480 and 500 Rochedale Road, is currently under assessment. This application proposes balance lots between Rochedale Road and the Botanica Street extension, and between the Botanica Street extension and the proposed neighbourhood road to the east. These lots have limited standalone development potential, and the applicant may wish to explore their incorporation into a future application with the adjoining landowner, subject to their establishment before lodgement. Alternatively, a metes and bounds arrangement over the access handle at 480 Rochedale Road could be considered to facilitate ultimate access via the Botanica Street extension.	Noted – The applicant has explored this option; however, has ultimately decided not to progress a metes and bounds arrangement, and instead intends to progress the subdivision and development of Lot 2 on RP97162 only.
Council noted that access to Lot 7 via an easement over Lot 6 is supported, subject to a single chord truncation at the road interface to provide appropriate sightlines for footpath users and facilitate bin presentation. *Council also highlighted that the concentration of Lots 5 to 8 on the outside of the bend limits available kerb space for vehicle crossovers and bin presentation. Any future application should clearly identify proposed crossover locations and kerbside bin presentation areas to ensure adequate provision for waste collection.*	Noted – An Traffic Impact Assessment has been prepared by *Rytenskild Traffic Consulting* in respect to the proposed development of which assesses the proposed access and servicing arrangements for all proposed lots.
A temporary easement in favour of Council is also proposed over Lot 19 to allow a refuse collection vehicle (RCV) to turn around at the interim road termination. This easement would not be required if development of the adjoining site provides suitable circulation or an alternative manoeuvring area.	Noted - An Traffic Impact Assessment has been prepared by *Rytenskild Traffic Consulting* in respect to the proposed development of which assesses interim and ultimate servicing arrangements for RCV.
Council noted that LGIP item ROC-RC-031 is located along the Rochedale Road frontage. Trunk road works are not anticipated to be required as part of the development, although a footpath along the Rochedale Road frontage may be required.	Noted – The provision of a footpath along the Rochedale Road frontage has not been included in the proposed plans at this stage. However, the requirement for any associated footpath works can be appropriately addressed through conditions of approval, should Council determine that these works are necessary as part of the development.

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AGENDA ITEM	RESPONSE
Park	
Council acknowledged that the identified trunk park ROC-A1-015 has been delivered through approval A005652939 (condition 39). Therefore, no further trunk park land is required for this LGIP item.	Noted - The delivery of the identified trunk park (ROC-A1-015) has been acknowledged and has informed the final layout of the proposed reconfiguration.
ADDITIONAL COMMENTS	
Refuse Storage and Collection	
Council noted that any future application must demonstrate compliance with the refuse requirements of the Refuse PSP and TAPS PSP.	Noted – Refer to Traffic Impact Assessment has been prepared by *Rytenskild Traffic Consulting* and section 4.3.3 of which has address refuse requirements onsite.
Filling and Excavation	
Council noted that any future application would need to identify the extent of cut and fill, retaining walls, and existing and proposed levels, together with an assessment demonstrating compliance with the City Plan 2014 Filling and excavation code.	Noted – Refer to the Engineering Services Report prepared by *Civil 360* and section 4.4.5 of which has address refuse requirements onsite.
Infrastructure Design Code	
Council noted that Infrastructure associated to the proposed development must comply with the Infrastructure Design Code and be supported by an RPEQ-certified engineering report prepared in accordance with the ID PSP. Utility infrastructure must be located or relocated to its ultimate alignment, clear of new property boundaries and usable footpath areas.	Noted – Refer to the Engineering Services Report prepared by *Civil 360* of which has addressed the relevant components of the Infrastructure design code.
Biodiversity Areas Overlay Code	
Council noted that the site is mapped as within the Koala Habitat sub-category of the Biodiversity areas overlay and as such any development requires the following supporting assessments; ▪ *Assessment against Section C of the Biodiversity Areas Overlay Code.* ▪ *An ecological assessment by a suitably qualified ecologist addressing koala habitat and movement.*	Noted - An Ecological Assessment has been prepared by *Biome Water and Environmental Consulting* in respect to the proposed development of which includes an assessment of the relevant sections of the Biodiversity areas overlay code.
Bushfire Overlay Code	
Council noted that the site is mapped within the Bushfire overlay, triggering assessment against sections A and C of the Bushfire overlay code.	Noted – As outlined in this report, the current State Planning Policy (SPP) bushfire hazard mapping does not identify the site as being within a bushfire hazard area. Where inconsistencies arise, the State mapping is understood to prevail over Brisbane City Plan 2014 mapping. Nevertheless, as the site remains affected by the local Bushfire overlay, an assessment against the Bushfire overlay code has been provided. A separate Bushfire Hazard Assessment has not been prepared by a suitably qualified consultant.
Koala Mapping	

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AGENDA ITEM	RESPONSE
Council noted that the proposed development is within a mapped identified broad hectare area. Provide an assessment against the assessment benchmarks in Schedule 11, Part 3, Section 6 of the Planning Regulation 2017 by a suitably experienced and qualified ecologist.	Schedule 11, Part 3 of the Planning Regulation (development in identified broad-hectare areas) applies only where the development is assessable. However, it does not apply if the development results in a total area of 500m^2 or less of Koala habitat areas being cleared of vegetation (Schedule 11, Part 3, Division 5(2)). Koala habitat areas are those that are mapped as either Core Koala Habitat Areas or Locally Refined Koala Habitat Areas. As the subject site is not mapped as having any Koala habitat areas, the broad-hectare assessment benchmarks outlined in Schedule 11, Part 3, do not apply.
Natural Assets Local Law	
Council has noted that the site is mapped with protected vegetation under the Natural Assets Local Law 2003 (NALL). A permit to carry out works on protected vegetation must be obtained for any removal of protected vegetation that may be approved under a development application.	Noted - An Ecological Assessment has been prepared by *Biome Water and Environmental Consulting* of which has assessed all existing on-site vegetation and identifies the vegetation for which a permit under the Natural Assets Local Law 2003 is required before removal.

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4 PROPOSAL

This report has been prepared on behalf of the applicant, *470 Rochedale Road Pty Ltd* in support of the proposed development for Reconfiguring a Lot for subdivision (1 into 43 lots, reserve, and new road) upon land at 470 Rochedale Road, Rochedale QLD 4123, formally described as Lot 2 on RP97162.

Under the *Brisbane City Plan 2014*, the site is located in the Emerging Community Zone. The intent of this zone is to provide for the timely conversion of non-urban land to land for urban purposes, whereby:

"Development is carried out in an orderly sequence, within the context of the site and city, and is informed by a coordinated and integrated structure planning process that demonstrates the development is:

i. Appropriate for the site's location within the city and its local context;
ii. Accessible to necessary supporting infrastructure, services and facilities;
iii. Responsive to development constraints, character and environmental values and site characteristics. "

The subject site is located within the Rochedale urban community neighbourhood plan area and is affected by the Potential development area precinct (NPP-005), Low density residential sub-precinct (NPP-005b) and Low–medium density residential sub-precinct (NPP-005c). Surrounding land is also subject to recent approvals or ongoing applications for similar residential subdivisions. Accordingly, the proposal will facilitate residential development consistent with the planned transition of the locality and community expectations for the area.

4.1 Subdivision Overview

The proposed development involves a staged reconfiguration of one lot into 43 residential lots. The proposal includes an internal road designed to facilitate future connections to surrounding developments, together with a stormwater drainage reserve. The proposed reconfiguration comprises three stages with details as follows:

<u>Stage 1</u>

Stage one includes the subdivision of the subject site as follows;

- Delivery of 38 residential lots, balance lots 201 and 202 (Lot 2 will be held together under a vinculum title);
- Install ultimate bioretention basin (Lot 900);
- Construct private temporary detention basin (within Balance Lot 201);
- Construct and dedication of new road;
- Construct temporary access to Rochedale Road; and
- Construct temporary turnaround (for RCV) within Balance Lot 202.

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Figure 15: Proposed Stage 1 – Plan of Subdivision

Table 3: Stage 1 Details

STAGE	LOT NUMBER	SIZE	FRONTAGE
STAGE ONE	Lot 4	323m^2	12.05m
	Lot 5	336m^2	37.45m
	Lot 6	343m^2	37.77m
	Lot 7	300m^2	10.5m
	Lot 8	304m^2	10.5m
	Lot 9	308m^2	10.5m
	Lot 10	452m^2	15.17m
	Lot 11	317m^2	10.5m
	Lot 12	321m^2	10.5m
	Lot 13	388m^2	12.5m
	Lot 14	330m^2	10.5m
	Lot 15	334m^2	10.5m
	Lot 16	451m^2	14m
	Lot 17	343m^2	10.5m
	Lot 18	347m^2	10.5m
	Lot 19	382m^2	11.43m
	Lot 20	423m^2	12.5m
	Lot 21	359m^2	10.5m
	Lot 22	363m^2	10.5m
	Lot 25	450m^2	13.84m
	Lot 26	406m^2	12.5m
	Lot 27	406m^2	12.5m
	Lot 28	341m^2	10.5m
	Lot 29	341m^2	10.5m
	Lot 30	341m^2	10.5m
	Lot 31	341m^2	10.5m
	Lot 32	460m^2	14.15m
	Lot 33	341m^2	10.5m

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STAGE	LOT NUMBER	SIZE	FRONTAGE
	Lot 34	341m^2	10.5m
	Lot 35	341m^2	10.5m
	Lot 36	341m^2	10.5m
	Lot 37	450m^2	13.85m
	Lot 38	341m^2	10.5m
	Lot 39	341m^2	10.5m
	Lot 40	341m^2	10.5m
	Lot 41	406m^2	12.5m
	Lot 42	406m^2	12.5m
	Lot 43	452m^2	43.66m
	Lot 201 (Balance)	*1324*m^2	*N/A*
	Lot 202 (Balance)	*945*m^2	*N/A*
	Lot 900 (Basin)	*851* m^2	*N/A*

Stage 2A

Stage 2a involves the subdivision of Lot 201 balance land as follows;

- Creation of 3 residential lots; and
- Rework of temp access into pedestrian link, with removal of redundant crossover to Rochedale Road.

The applicant accepts appropriate conditions of approval governing the timing of Stages 2A, ensuring that the resultant lots cannot be sealed until such time that the road upgrade works within Road 1 are completed.

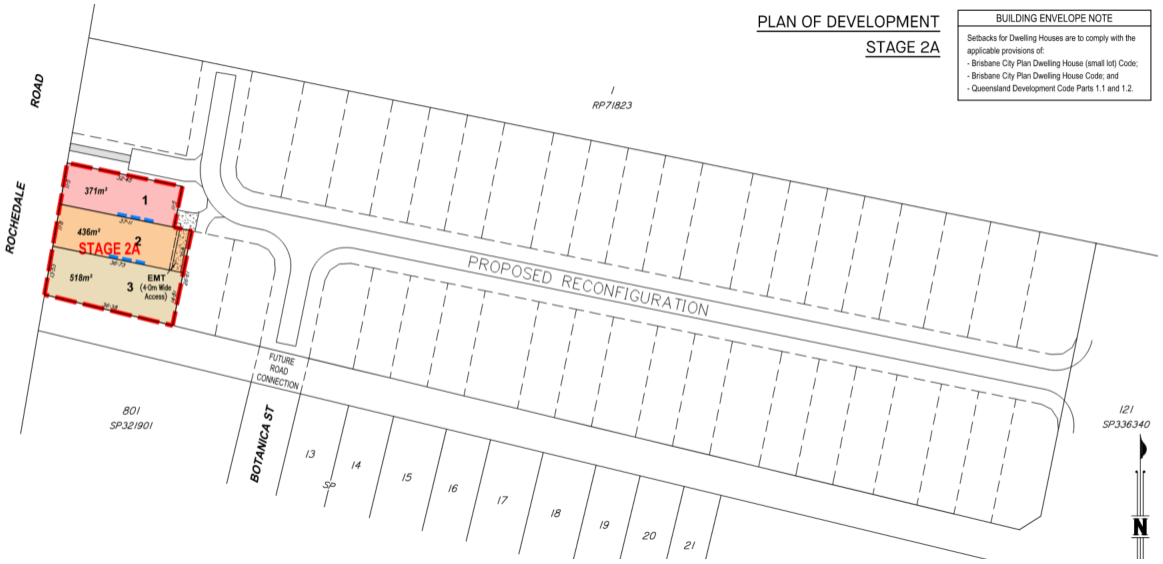


Figure 16: Proposed Stage 2A - Plan of Subdivision

Table 4: Stage 2A Details

STAGE	LOT NUMBER	SIZE	FRONTAGE
STAGE TWO A	Lot 1	371m^2	11.5m
	Lot 2	436m^2	N/A
	Lot 3	518m^2	N/A

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Stage 2B

Stage 2b involves the subdivision of Lot 202 balance land as follows;

- Creation of 2 residential lots and extinguishment of vinculum title; and
- Removal of temporary turnaround easements;
- Rework of temp access into pedestrian link with removal of redundant crossover to Rochedale Road.

The applicant accepts appropriate conditions of approval governing the timing of Stages 2B, ensuring that the resultant lots cannot be sealed until such time that the road upgrade works within Road 1 are completed.

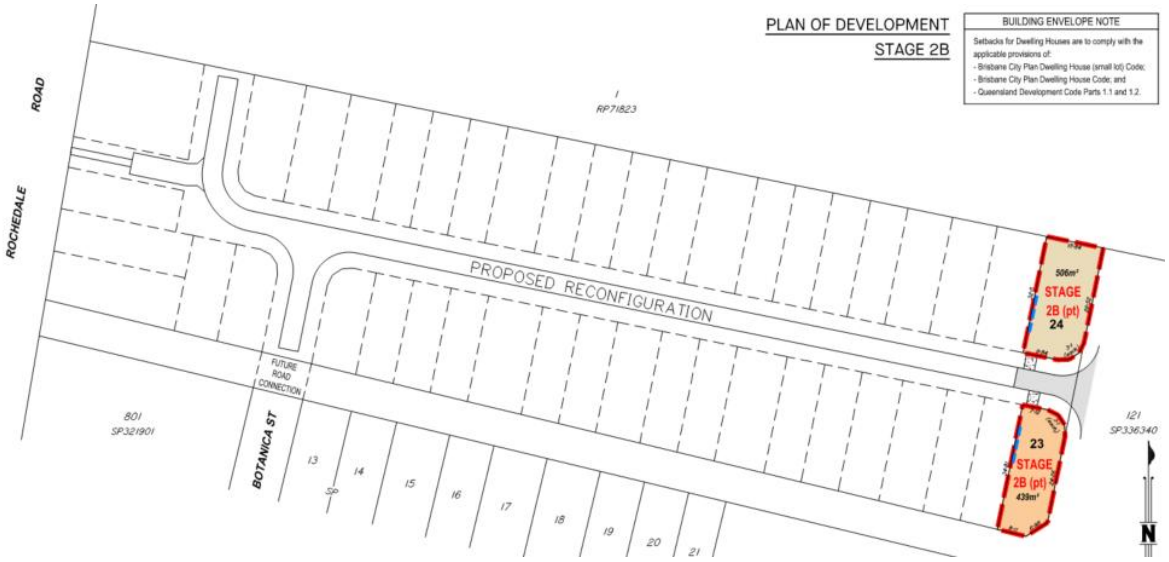


Figure 17: Proposed Stage 2B - Plan of Subdivision

Table 5: Stage 2B Details

STAGE	LOT NUMBER	SIZE	FRONTAGE
STAGE TWO B	Lot 23	439m²	41.46m
	Lot 24	506m²	45.66m

4.1.1 Dwelling Density

The proposed residential lots range in area from 300m² to 518m², with an average lot size of 376.3m². The larger lots are generally located along Rochedale Road, with the smaller lots located centrally within the site. The subject site is located within both the Low density residential sub-precinct (NPP-005b) and the Low-medium density residential sub-precinct (NPP-005c) of the Rochedale neighbourhood plan.

The proposed reconfiguration is intended to accommodate residential dwelling houses, which are anticipated land uses within both sub-precincts. The anticipated residential density ranges from 14 dwellings per hectare within the Low density residential sub-precinct to 16–25 dwellings per hectare within the Low-medium density residential sub-precinct. Based on the site area of 2.1711ha, these density provisions equate to approximately 30 dwellings under the Low density residential sub-precinct and between 35 and 54 dwellings under the Low-medium density residential sub-precinct. The proposed development comprises 43 residential lots, representing an intermediate density that appropriately responds to the site's split precinct designation. On balance, the proposed lot yield is considered to be consistent with the anticipated residential density and intended outcomes of both sub-precincts.

In addition to the proposed lot yield, the subdivision has been designed to provide lot sizes, frontages and dimensions that generally comply with the applicable requirements of the Rochedale neighbourhood plan, and Subdivision code. The proposed configuration provides practical and functional residential allotments capable of accommodating future dwelling houses and associated residential development. The mix of lot sizes and frontages also generally reflects the established and emerging subdivision pattern within the

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surrounding area, with the larger lots providing an appropriate transition along Rochedale Road and smaller lots accommodated within the central portion of the site.

Overall, the proposed development is considered to be generally consistent with the overall outcomes and intent of the Rochedale Neighbourhood Plan. The subdivision provides for an orderly and coordinated residential development that appropriately responds to the site's split precinct designation, anticipated residential density and surrounding neighbourhood character, while providing suitable opportunities for residential development.

4.1.2 Planning Regulation - Schedule 12a - Walkable Neighbourhoods

Schedule 12A of the Planning Regulation seeks to regulate development for reconfiguring a lot that is the subdivision that creates additional residential lots and includes the construction or extension of a road. Schedule 12A, Part 2, Sections 3 to 8 of the Planning Regulation sets the benchmarks for assessment to ensure particular reconfigurations support convenient and comfortable walking for transport, recreation, leisure and exercise.

The proposed development has been assessed against the relevant benchmarks of Schedule 12A, with consideration given to pedestrian connectivity, block lengths, street layout, access to existing and future walking networks and the provision of a connected and legible movement network. The proposal is considered to generally achieve the intent of the Walkable Neighbourhoods provisions by providing an appropriately connected subdivision layout that facilitates pedestrian movement and access to surrounding residential areas and community facilities.

4.2 Structure Planning

To support the proposed application, a Structure Plan has been prepared by *Survey Mark*, informed by the existing reconfiguration approvals and proposals to the north, east and south of the subject site. The Structure Plan is provided at Figure 18 below.

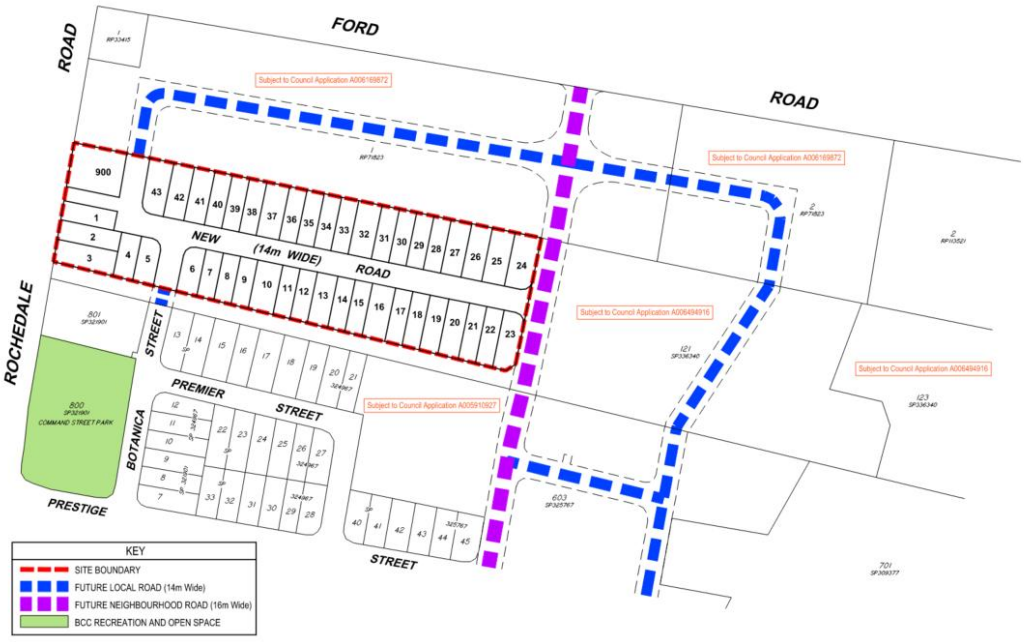


Figure 18: Proposed Structure Plan

As illustrated, the proposed development appropriately integrates with the surrounding approved and proposed development and does not prejudice the future development or access arrangements of neighbouring properties. The proposed layout maintains the ability for adjoining land to be independently accessed and developed in the future, without compromising the orderly development of the broader area. Accordingly, the road and access arrangement provides for a logical extension of the surrounding residential

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land use and is not considered to compromise the orderly development or future accessibility of surrounding land.

4.3 Traffic Considerations

The proposed development has been designed to provide a safe and functional access and servicing arrangement that responds to the anticipated traffic generation associated with the subdivision and the characteristics of the surrounding road network. A Transport Impact Assessment has been prepared by *Rytenskild Traffic Engineering* in support of the proposed application.

Overall, the proposed access, internal road network and servicing arrangements have been designed with regard to the relevant planning scheme requirements and are considered appropriate for the scale and nature of the proposed development. The assessment confirms that the proposed access arrangements can safely accommodate the anticipated traffic demand, including service and emergency vehicles, without adversely affecting the operation or safety of the surrounding road network.

4.3.1 Access

Vehicular access to the development is proposed via a staged road network comprising temporary and permanent access arrangements to facilitate the progressive development of the site and its eventual connection to the surrounding road network.

Initially, a future road reserve will accommodate temporary vehicular access for residents and Council service vehicles. Once a permanent road connection is established to the north or east, the temporary vehicular access will be extinguished in part, with the corridor converted to a pedestrian/bicycle link and dedicated to Council.

The interim and ultimate access arrangements are illustrated on the Landscape Intent Plan prepared by *Scenetics Landscape Planners & Consultants* and the Concept Roadworks and Drainage Plan prepared by *Civil 360*. The staged arrangements can be appropriately managed through conditions of approval.
The proposed road network is summarised below.

- Road 1 - Interim Access Arrangement
  Road 1 will initially function as a temporary access road until Stage 2 (2a or 2b) progresses. The road will comprise a 6.0m wide concrete driveway within an 8.5m wide permanent road reserve. A concrete finish is proposed to distinguish this interim access arrangement from a permanent public road. Upon commencement of Stage 2 (2a or 2b whichever proceeds first), the temporary vehicular access along part of Road 1 will be removed and replaced with a 2.0m wide concrete footpath to provide a pedestrian/bicycle connection to Rochedale Road. The remaining section of Road 1 will be retained to provide access to the bioretention basin.

  Although a channelised right-turn (CHR) treatment is warranted at the new Rochedale Road intersection based on 2038 design traffic volumes, the development proposes standard unsignalised basic right-turn (BAR) and basic left-turn (BAL) treatments. This is justified by the temporary nature of the access arrangement and the anticipated completion of the future internal road connection to Ford Road well before 2038.

- Road 2 - Ultimate Access Arrangement
  Road 2 and the Botanica Street extension will be constructed as part of Stage 1, comprising a 5.5m wide pavement within a 14.0m wide road reserve, with a 1.2m wide footpath provided along both roads. Road 2 will also facilitate future connections to adjoining residential development land to the north and south, with its easternmost section connecting to the eastern development and dedicated to Council as part of Stage 2B. Prior to the commencement of Stage 2B, a temporary turnaround facility suitable for refuse collection vehicles will be provided over the balance land (Lot 202).

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The proposed road reserve widths, road grades, and intersection arrangements are generally consistent with Brisbane City Council's road design standards. All allotments will obtain direct vehicular access from the proposed public road, with Lots 1–4 sharing a common access driveway.

4.3.2 Network Impacts

The proposed 43-lot subdivision is estimated to generate approximately 304 vehicle movements per day, including approximately 30 vehicle movements during each of the AM and PM peak hours. Under the interim development scenario, most development-generated traffic is expected to travel to and from the south via Rochedale Road, with a smaller proportion travelling to and from the north. These traffic volumes are modest in the context of the surrounding road network.

Ultimately, access to the site will be gained via future road connections to the north, east and south, with access to Rochedale Road via Ford Road and Prestige Street. Traffic studies prepared for the adjoining subdivisions have considered the traffic generation of the subject site.

Having regard to the anticipated traffic generation, proposed access arrangements, and the capacity and function of the surrounding road network, the development is not expected to result in unacceptable traffic or operational impacts. Overall, the proposed site access, intersection treatments, internal road network and servicing arrangements are considered satisfactory from a traffic engineering perspective.

4.3.3 Waste Management

The proposed residential lots are proposed to be serviced with kerbside collection of 2 x 240L bins. Dedicated bin pads will also be provided for Lots 1-4 to facilitate waste collection. The internal road network has been designed in accordance with Council's standards to accommodate Council's Refuse Collection Vehicle. The New Road is proposed to provide future connectivity to the developable land to the east and will be supported by temporary turnaround easements in the interim scenario in accordance with the Refuse Planning Scheme Policy. The Transport Impact Assessment has been prepared by *Rytenskild Traffic Engineering* includes a swept path assessment demonstrating that the proposed road configuration can generally accommodate the manoeuvring requirements of a Refuse Collection Vehicle.

On this basis, the proposed waste servicing arrangements are considered appropriate for the development and will provide safe and efficient access for waste collection vehicles, while also allowing for the orderly future extension of the road network.

4.4 Civil Works and Stormwater Management

The proposed reconfiguration will be appropriately serviced by all urban infrastructure as discussed within the Engineering Services Report prepared by *Civil 360*, and the Conceptual Stormwater Management Plan prepared by *Biome Water and Environmental Consulting*.

4.4.1 Stormwater Management

A Conceptual Stormwater Management Plan has been prepared by *Biome Water and Environmental Consulting* to support the proposed development. The plan identifies a lawful point of discharge within Rochedale Road, utilising stormwater infrastructure established as part of Stage 16 of the neighbouring approval (Council Ref: A005364788).

The proposed stormwater management strategy incorporates underground piped drainage to capture minor stormwater flows, with major flows conveyed through the internal road network. Given the uncertainty surrounding the timing of downstream trunk infrastructure upgrades and external road connections, a staged approach to stormwater quantity management has been adopted.

During Stage 1, a temporary detention basin will be provided adjacent to the permanent bioretention basin within proposed Lot 900. The temporary basin has been designed to maintain pre-development peak discharge rates and limit outflows to Rochedale Road to the nominated pipe capacity of 0.957m^3/s. This approach allows the initial development stage to proceed without relying on the completion of downstream trunk drainage upgrades. The temporary basin will be privately managed and subsequently decommissioned as part of Stage 2A, following the establishment of the required stormwater and road connections to the northern development at 39 Ford Road.

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In relation to stormwater quality, a permanent 210m² bioretention basin is proposed to treat runoff from the development. MUSIC modelling demonstrates that the proposed treatment system achieves the required pollutant load reductions under the Brisbane City Council planning scheme, including 80% for Total Suspended Solids, 60% for Total Phosphorus, 45% for Total Nitrogen and 90% for Gross Pollutants. Appropriate maintenance access and provisions for the ongoing maintenance of the bioretention system have also been incorporated into the design.

Following decommissioning of the temporary detention basin, the permanent bioretention basin within Lot 900 will continue to provide stormwater treatment and detention. The combined stormwater treatment and detention area will therefore continue to operate as permanent infrastructure, notwithstanding the removal of the temporary detention component to facilitate the creation of proposed Lots 1 to 3.

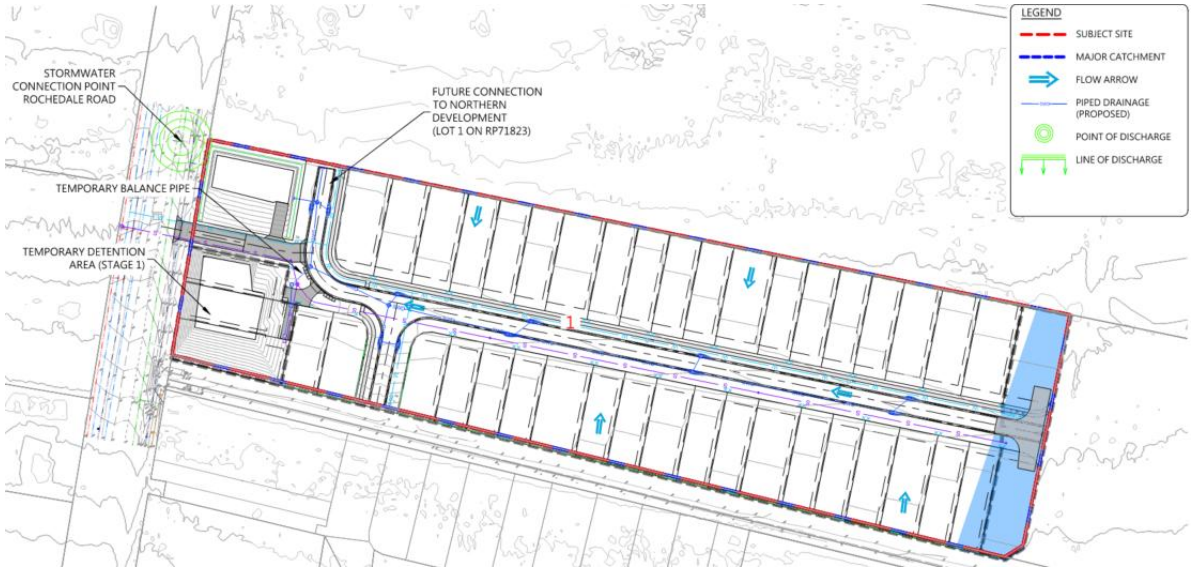


Figure 19: Development catchment plan showing temporary detention basin

4.4.2 Sewerage Reticulation

The subject site will be serviced by a conventional gravity sewer reticulation system within the road reserve, designed and constructed in accordance with Urban Utilities' requirements and the SEQ Water Supply and Sewerage Design and Construction Code 2020, or its current equivalent. The proposed network will connect to the existing DN160 PE sewer main within the western verge of Rochedale Road via a new maintenance hole, with final alignment and grades to be confirmed during detailed design. For further details refer to Engineering Services Report prepared by *Civil 360*.

4.4.3 Water Supply

The subject site will be serviced by a new water reticulation main within the road reserve between proposed Lots 1 and 900, connecting to the existing main within the western verge of Rochedale Road. Individual water connections and meters will be provided to each allotment. The proposed infrastructure will be designed and constructed in accordance with Urban Utilities' requirements and the SEQ Water Supply and Sewerage Design and Construction Code 2020, or its current equivalent. A Non-Standard (Major Works) Water Connection application will be lodged, with the final main diameter and design to be confirmed during detailed design. For further details refer to Engineering Services Report prepared by *Civil 360*.

4.4.4 Electricity and telecommunications

Existing underground and aboveground electrical and NBN infrastructure is located within the adjacent road verges. Any required extensions to these services will be designed by a suitably qualified electrical consultant and delivered as part of future operational works.

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4.4.5 Earthworks

The proposed earthworks including finished surface contours and spot levels across the development are detailed within the Concept Earthworks Plan prepared by *Civil 360*. In summary, the proposed earthworks and associated construction measures comprise the following:

- Given the existing site levels are above RL 70.0m AHD and no excavation is proposed below this level, acid sulfate soil management is not anticipated to be required during construction.
- The proposed earthworks are anticipated to achieve a balanced cut-to-fill volume of approximately 5,000m³ (based on solid volume). Only clean fill will be re-used onsite, with any unsuitable material removed from the site.
- All allotments will be designed to achieve a minimum 0.9% grade towards the proposed internal road, with overland flows and subsoil drainage directed to a lawful point of discharge.
- Retaining walls are required to accommodate the natural site grades and facilitate allotments that drain towards the internal road. Single-tier retaining walls up to 1.0m in height are proposed. Sandstone rock retaining walls up to 1.6m in height are also proposed within the bioretention basin. Provision will also be made for fencing to be installed above the concrete sleeper retaining walls. All retaining walls will be designed to comply with the relevant requirements of the Brisbane City Plan by an RPEQ structural engineer specialising in retaining structures.

Erosion, sediment and dust control measures will be implemented in accordance with the Best Practice Erosion and Sediment Control Guidelines (IECA, 2008). The site has been classified as a 'high' risk site for erosion and sediment control (ESC), primarily due to the mapped overland flow path traversing the site. It is noted that, following development of the adjoining property (Lot 121 SP336340), the site would be classified as a 'medium' risk site for ESC. The proposed Erosion, sediment and dust control measures are further discussed within the Concept Earthworks Plan prepared by *Civil 360*.

4.5 Flood Hazard Management

As outlined in section 3.3.66 above, the rear (eastern) portion of the subject site is mapped within the Overland flow flood planning area under the *Brisbane City Plan 2014* Flood Overlay (refer Figure 7). The balance of the site is not affected by any mapped flood hazard. It is also noted that Brisbane City Council's Flood Awareness Map does not identify the site as being affected by flooding from any source, including overland flow (refer Figure 8).

The mapped overland flow path is limited to a small portion of the eastern boundary and extends across the adjoining eastern allotment towards Ford Road. This area generally aligns with the location of the future LGIP stormwater network upgrades.

Based on Council pre-lodgement advice, components of the trunk stormwater network upgrades, including infrastructure along Ford Road, are understood to be in progress. Importantly, modelling (undertaken by Colliers) included within the Conceptual Stormwater Management Plan prepared by *Biome Water and Environmental Consulting* demonstrates that, under the ultimate development scenario, overland flows associated with a major 1% AEP event are fully contained within the proposed neighbourhood spine road to the east and do not encroach upon the subject site.

Accordingly, it is anticipated that the existing overland flow constraints affecting the eastern portion of the site will be resolved following delivery of the surrounding development and construction of the eastern neighbourhood road and associated stormwater infrastructure. On this basis, the proposed development is considered to appropriately respond to the existing flood mapping and the anticipated ultimate stormwater network configuration.

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4.6 Landscaping

A Statement of Landscape Intent has been prepared by *Scenetics Landscape Planners & Consultants* of which outlines the intent for landscaping in both the interim and ultimate scenario. In summary, the reconfiguration will provide suitable verge widths to accommodate pedestrian movement, street tree planting and civil infrastructure services. Refer to Figure 20 below for details.

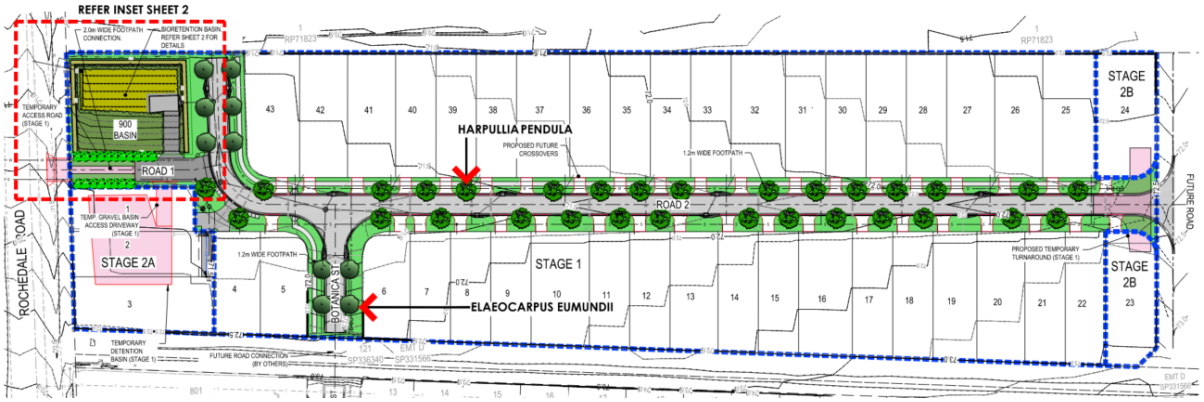


Figure 20: Proposed Streetscape Landscape Intent

The Statement of Landscape Intent also outlines the proposed landscaping for the ultimate scenario, whereby the interim vehicular access is decommissioned and converted into a landscaped pedestrian and bicycle connection between Rochedale Road and the internal road network (Road 2). The connection will incorporate bollards at either end to clearly delineate its pedestrian and cyclist-only function, together with a 2m-wide footpath, and landscaping to create an attractive, safe and functional pedestrian environment. The balance of the Road 1 reserve will be retained to provide access to the bioretention basin.

The proposed planting palette for the bioretention basin and its associated batters is also detailed within this plan, ensuring appropriate landscaping is incorporated into the stormwater management infrastructure. Refer to Figure 21 below for details.

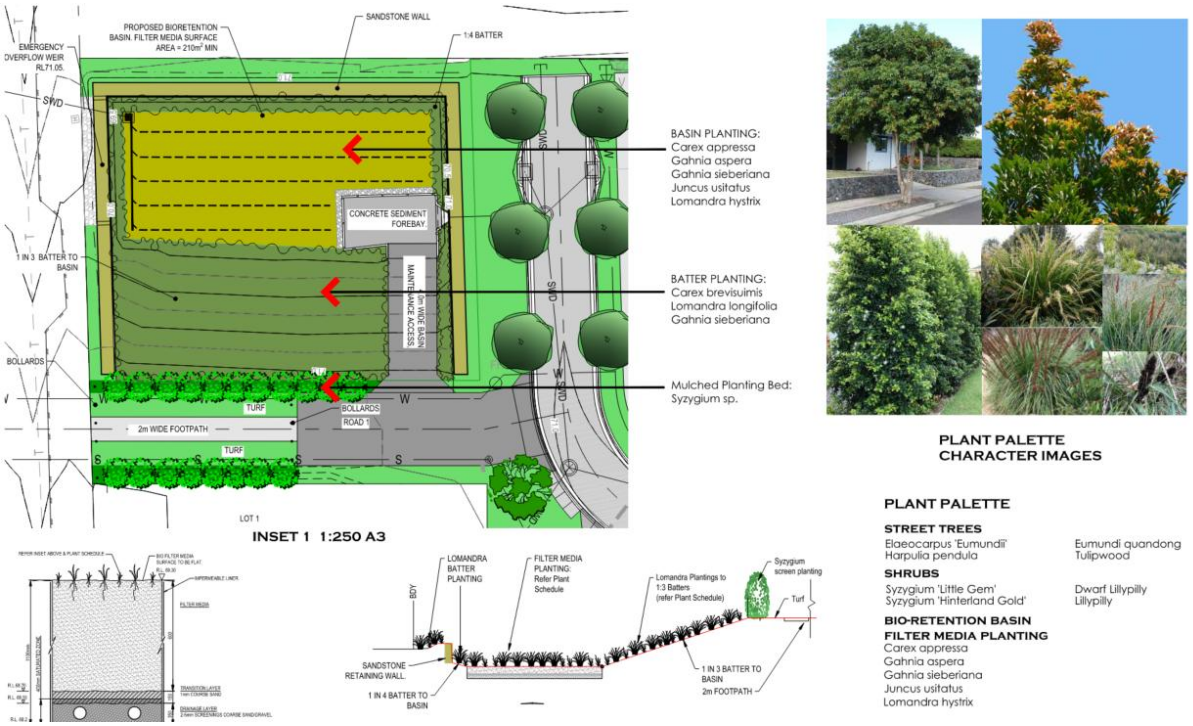


Figure 21: Proposed Streetscape Landscape Intent (Pedestrian Link and Bio-Basin)

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4.7 Ecological Considerations

An Ecological Assessment has been prepared by *Biome Water and Environmental Consulting* in respect to the proposed development of which includes a Koala Habitat Impact Assessment. Overall, the assessment confirm that the subject site has limited ecological value, with no identified Koala habitat trees or evidence of threatened fauna species. The proposed development is therefore not anticipated to result in significant impacts on ecological values and is capable of complying with the relevant State and local planning requirements. Subject to obtaining the necessary NALL permit and implementing the recommended fauna management, vegetation protection and construction mitigation measures, the proposal appropriately manages potential environmental impacts and achieves an acceptable balance between development outcomes and environmental protection. A summary of these assessments has been provided below.

4.7.1 State Mapped Vegetation Clearance

The proposal includes the development of land mapped as Koala Priority Areas, Broad Hectare Area, and clearing of Regulated vegetation of non-remnant Category X vegetation.

- Category X Vegetation

  As per Schedule 10, Part 3, Division 1, Section 4, (1) of the Planning Regulation 2017, clearing of native vegetation is not prohibited or assessable development when it falls within the provisions of Exempt Clearing Work as defined in Schedule 21, can be undertaken per an Accepted Development Clearing Code, or is for a relevant purpose. Pursuant to the Planning Regulation Schedule 21, Part 2, 2 (d), clearing in a Category X area is Exempt Clearing Work, and therefore the clearing of the Category X vegetation is considered exempt from further vegetation clearing assessment requirements.

- Koala Priority Areas

  Schedule 11, Part 2 of the Planning Regulation 2017 establishes assessment benchmarks for development on premises mapped within both a Koala Priority Area and a Koala Habitat Area, wherein no Koala Habitat Areas are being disturbed. As the subject site does not contain any mapped Koala Habitat Area, these benchmarks do not apply, and no further assessment under Part 2 is required.

  It is further noted that no koala habitat trees have been identified on the site, with the nearest mapped koala habitat patch is at least 280m away. Surrounding habitat patches are also generally separated by at least 500m by roads, cleared land and residential properties. As such, the proposed development has not accounted for the safe movement passed between Koala habitat patches.

- Koala Broad Hectare Areas

  In addition to Koala Priority Areas, the subject site is within a Koala Broad Hectare Area. These are areas with pre-existing, long-term, established development commitments. Assessment benchmarks in Schedule 11, Part 3 of the Planning Regulation have been developed to ensure development in an identified Koala Broad Hectare Area incorporates site-based measures to maximise the safe and unimpeded movement of Koalas through the landscape, allow Koalas to safely disperse from an area being cleared and reduce the risk of death or injury. However, these assessment benchmarks do not apply when a development results in a total area on the premises of 500m^2 or less of Koala habitat area being cleared of native vegetation. As the subject site is not mapped as having any Koala habitat areas, the broad-hectare assessment benchmarks outlined in Schedule 11, Part 3, do not apply.

4.7.2 Brisbane City Council Planning Scheme

- Biodiversity overlay - Koala Habitat Sub-Category

  The subject site is identified within the Biodiversity overlay – Koala habitat sub-category. Within this sub-category, development is to be located and designed to protect and enhance Koala habitat by minimising impacts on Koala habitat trees, providing connectivity and safe movement corridors, conserving habitat, and incorporating the planting of Koala habitat trees into the landscape design.

  As outlined above, no Koala habitat trees have been identified on the subject site, with the nearest mapped Koala habitat patch located approximately 280m away. Surrounding habitat patches are also

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generally separated by distances of at least 500m, with intervening roads, cleared land and residential properties limiting habitat connectivity. Accordingly, the provision of dedicated Koala movement corridors is not considered necessary in this instance, having regard to the existing site conditions and surrounding urban context.

Notwithstanding, the proposed development is capable of achieving compliance with the relevant Acceptable outcomes and/or Performance Outcomes of the Biodiversity areas overlay code, either through the proposed design, mitigation measures or by way of reasonable and relevant development approval conditions.

4.7.3 Identified Species and Mitigation Measures

A fauna species survey has been undertaken by *Biome Water and Environmental Consulting* as part of their ecological assessment. The findings of the survey confirmed that no direct or indirect evidence of threatened fauna species was recorded during the site investigation. Further, the vegetation communities present on the site do not provide suitable habitat for any threatened species identified through the database searches. Notwithstanding, the mitigation measures are proposed to be implemented during vegetation clearing and construction to minimise the risk of harm to wildlife.

- Fauna management
- Macropod management
- Artificial light at night (best practice lighting design)
- Dust suppression
- Hollow salvage and replacement
- Temporary fauna exclusion fencing
- Direction of clearing
- Tree protection (management of retained vegetation along boundary)

4.8 Bushfire Hazard Management

As outlined in Section 3.3.6, Brisbane City Council's Bushfire hazard overlay mapping identifies parts of the site within the Medium hazard area and the High and Medium hazard buffer areas. In contrast, the State Planning Policy Interactive Mapping System (SPP IMS) identifies the site as being outside any bushfire hazard area, with the nearest mapped hazard area approximately 220m east of the site. As outlined in Part 2.1 of *Brisbane City Plan 2014*, the State mapping is understood to prevail to the extent of any inconsistency. Accordingly, the SPP IMS mapping has informed the development response.

Notwithstanding, all proposed access and egress points are located away from the nearest State-mapped hazard area. The subdivision layout therefore appropriately separates residential development from the mapped hazard and provides suitable access and egress in the event of a bushfire emergency. The proposed reconfiguration will also involve selective vegetation clearing within the development footprint, reducing fuel loads near the proposed residential lots and internal road network.

Overall, the proposal has been appropriately designed in response to the available bushfire hazard mapping and is considered to achieve the intent of the Bushfire overlay code, notwithstanding that a separate Bushfire Hazard Assessment has not been submitted.

**

Overall, the proposal is identified as meeting the relevant requirements of the *Brisbane City Plan 2014*. As such, the application should be approved by Council subject to reasonable and relevant conditions.

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5 TOWN PLANNING FRAMEWORK

5.1 State Government

5.1.1 Planning Act 2016 - Framework

The *Planning Act 2016* provides the statutory planning framework for the State of Queensland and outlines the statutory process for preparing, assessing and deciding development applications. This development application will be assessed in accordance with the relevant provisions of the *Planning Act 2016* and follow the process prescribed in the *Development Assessment Rules* (version 3.0).

5.1.2 State Planning Policy

The *State Planning Policy* (SPP) came into effect on 3 July 2017 and expresses the State's interests in land use planning and development.

The State Planning Policy is now identified in the *Brisbane City Plan 2014* as being appropriately integrated with the exception of Natural hazards, risk and resilience & Strategic airport and aviation facilities. As such, those state interest policies and assessment benchmarks in Part E of the State Planning Policy are addressed below.

STATE INTEREST	RESPONSE	COMPLIANCE
SAFETY AND RESILIENCE TO HAZARDS		
Natural hazards, risk and resilience	The proposal has been appropriately designed and assessed to mitigate impacts from natural hazard.	✓
INFRASTRUCTURE		
Strategic airports and aviation facilities	The proposal will maintain the safety, efficiency and operational integrity of strategic airports.	✓
Strategic ports	The site is not located in proximity to a strategic port.	N/A

5.1.3 Referral Agency

In accordance with the *Planning Regulation 2017*, the application does not require referral to any Referral Agencies.

5.1.4 State Development Assessment Provisions (SDAP)

The State Assessment and Referral Agency is not triggered as the assessment manager or a referral agency for this application under the *Planning Regulation 2017*. As such, the State Development Assessment Provisions are not applicable to the proposal.

5.1.5 ShapingSEQ – South East Regional Plan 2023

The subject site is identified within the Urban Footprint designation of Shaping SEQ. Land within the Urban Footprint is intended to incorporate the full range of urban uses including housing, industry, business, infrastructure, community facilities and other integral components of well-planned urban environments, such as local areas for sport and recreation and urban open space. The proposed development is consistent with the intent of the Urban Footprint designation. No further assessment of the matters contained within *ShapingSEQ* is considered necessary in this instance.

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5.2 Local Government

5.2.1 Definition

In accordance the *Planning Act 2016*, Reconfiguring a Lot is defined as:

"Reconfiguring a lot means—
- *(a) Creating lots by subdividing another lot; or*
- *(b) Amalgamating 2 or more lots; or*
- *(c) Rearranging the boundaries of a lot by registering a plan of subdivision under the land act or land title act; or*
- *(d) Dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation, other than by an agreement that is—*
  - *(i) A lease for a term, including renewal options, not exceeding 10 years; or*
  - *(ii) An agreement for the exclusive use of part of the common property for a community titles scheme under the body corporate and community management act 1997; or*
- *(e) creating an easement giving access to a lot from a constructed road."*

In view of the above definition, the proposed development is for Reconfiguring a Lot.

5.2.2 Level of Assessment

Under the *Brisbane City Plan 2014*, the site is located within the Emerging community zone, within the Rochedale urban community neighbourhood plan, and subject to the following overlays.

- Airport environs overlay;
- Bicycle network overlay;
- Biodiversity areas overlay;
- Bushfire overlay;
- Community purposes network overlay;
- Critical infrastructure and movement network overlay;
- Flood overlay
- Road hierarchy overlay; and
- Streetscape hierarchy overlay.

In accordance with Part 5 of the *Brisbane City Plan 2014*, the application is subject to Impact Assessment, on the following basis.

LEVEL OF ASSESSMENT	
EMERGING COMMUNITY ZONE	
Impact Assessable	In accordance with Table 5.6.1 – Reconfiguring a lot, *"If a ROL is less than 10ha with no associated MCU"* the application is subject to Impact Assessment. As such, as the existing lot size is less than 10ha, the proposal is subject to Impact Assessment and is assessed against the Planning Scheme. Assessment against the Emerging community zone code is provided as part of this application.
NEIGHBOURHOOD PLAN	
Rochedale Urban Community Neighbourhood Plan	
Impact Assessable	In accordance with Table 5.9.59.B – Rochedale Urban Community neighbourhood plan (Reconfiguring a lot), *"Where located within the Potential development area precinct (NPP-005) where creating a lot other than for public road or for dedication to Council"* or *"where in the Low density residential sub-precinct (NPP-005b) creating lots less than 400m^2"*, than the application is subject to Impact Assessment. The proposal involves ROL resulting in lots other than for public road or dedication to Council, of which are less than 400m^2 and as such the proposal is subject to Impact Assessment and is assessed against the Planning Scheme. Assessment against the

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LEVEL OF ASSESSMENT	
	Rochedale Urban Community neighbourhood plan code is provided as part of this application.
OVERLAYS	
Airport Environs Overlay	
Not applicable	In accordance with Table 5.10.2 – Airport environs overlay, a Reconfiguring a lot is not listed within the table. Therefore, there is no change to the level of assessment. It is also noted that there is no built form proposed that may impact on the safe and efficient operation of an airport, as such no assessment against the Airport environs overlay code is provided as part of this application.
Bicycle Network Overlay	
Code Assessable	In accordance with Table 5.10.3 – Bicycle network overlay, an *"ROL, if assessable development in the zone or neighbourhood plan"* is subject to Code Assessment. Notwithstanding, the application remains Impact Assessable and assessment against the Bicycle network overlay code is included with this application.
Biodiversity Areas Overlay	
Code Assessable	In accordance with Table 5.10.4 – Biodiversity Areas overlay, an ROL is subject to Code Assessment. Notwithstanding, the application remains Impact Assessable and assessment against the Biodiversity areas overlay code is included with this application.
Bushfire Overlay	
Code Assessable	In accordance with Table 5.10.5 – Bushfire overlay, an ROL is subject to Code Assessment. Notwithstanding, the application remains Impact Assessable and assessment against the Bushfire overlay code is included with this application.
Community Purposes Network Overlay	
Code Assessable	In accordance with Table 5.10.7A – Community purposes network overlay, an *"ROL, if assessable development in the zone or neighbourhood plan"* is subject to Code Assessment. Notwithstanding, the application remains Impact Assessable and assessment against the Community purposes network overlay code is included with this application.
Critical Infrastructure and Movement Network Overlay	
Not applicable	In accordance with Table 5.10.8 – Critical infrastructure and movement network overlay, a ROL is not mentioned in this table. Therefore, there is no change to the level of assessment, and the application remains Impact Assessable. However, as there is no Material Change of Use component to the proposed development, no assessment against the Critical infrastructure and movement network overlay code is provided as part of this application,
Flood Overlay	
Code Assessable	In accordance with Table 5.10.11 – Flood overlay, an ROL where within the Overland flow flood planning areas sub-category is subject to Code Assessment. Notwithstanding, the application remains Impact Assessable and assessment against the Flood overlay code (Section B and C) is included with this application.
Road Hierarchy Overlay	
Code Assessable	In accordance with Table 5.10.18 – Road hierarchy overlay, an *"ROL, if assessable development in the zone or neighbourhood plan"* is subject to Code Assessment. Notwithstanding, the application remains Impact Assessable and assessment against the Road hierarchy overlay code is included with this application.
Streetscape Hierarchy Overlay	

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LEVEL OF ASSESSMENT	
Code Assessable	In accordance with Table 5.10.20 – Streetscape hierarchy overlay, an *"ROL, if assessable development in the zone or neighbourhood plan"* is subject to Code Assessment. Notwithstanding, the application remains Impact Assessable and assessment against the Streetscape hierarchy overlay code is included with this application.

In view of the above, the proposed development is subject to Impact Assessment and public notification is required for 15 business days.

5.2.3 Applicable Assessment Benchmarks

The following codes from the *Brisbane City Plan 2014* are identified as assessment benchmarks for the application. Code responses are enclosed in Appendix 1 of this report and the accompanying specialist reports.

APPLICABLE CODES	
ZONE CODES	▪ Emerging community zone code
NEIGHBOURHOOD PLAN	▪ Rochedale urban community neighbourhood plan code
DEVELOPMENT CODES	▪ Subdivision Code
OVERLAY CODES	▪ Bicycle network overlay ▪ Biodiversity areas overlay code (Section C) ▪ Bushfire overlay code (Sections A, C and D) ▪ Community purposes network overlay ▪ Flood overlay code (Section B and C) ▪ Road hierarchy overlay ▪ Streetscape hierarchy overlay
SECONDARY CODES	▪ Filling and excavation code ▪ Infrastructure design code ▪ Landscape work code ▪ Outdoor lighting code ▪ Park planning and design code ▪ Stormwater code ▪ Transport, access, parking and servicing code ▪ Wastewater code

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6 STRATEGIC FRAMEWORK

The subject site is identified within the Emerging Community Zone. In accordance with the Emerging Community Zone Code, the proposal supports the key policy direction set in the Strategic Framework of the *Brisbane City Plan 2014*, in particular:

- Theme 2: Brisbane's outstanding lifestyle, Element 2.2 – Brisbane's housing and accommodation choices;
- Theme 3: Brisbane's clean and green leading environmental performance, Element 3.1 – Brisbane's environmental values; and
- Theme 5: Brisbane's CityShape, Element 5.5 – Brisbane's Suburban Living Areas, Element 5.6 – Brisbane's Greenspace System and Element 5.7 – Brisbane's Future Suburban Living Areas.

SPECIFIC OUTCOMES	PROPOSAL
THEME 2: BRISBANE'S OUTSTANDING LIFESTYLE	
Element 2.2 – Brisbane's housing and accommodation choices	
SO1 Brisbane's dwelling needs for future populations are met by matching growth to the existing and planned infrastructure in the city.	L1: The subject site is not located on a Growth Node on Selected Transport Corridors. Therefore, this criterion is not applicable.
SO2 Brisbane's housing is diverse in type and form, offering choice to different household types and income levels and individuals with specific housing needs.	L2: The proposal provides for a subdivision only, however, is appropriately configured to allow for different dwelling types – offering opportunity for different housing choices.
SO3 Brisbane provides its temporary population ready access to suitable accommodation for business visitors, tourists and students.	L3.1-L3.3: The proposal is for subdivision for residential purposes and does not provide for short-term accommodation, tourist accommodation as it is not located in the City Centre or in close proximity to the City Centre.
SO4 Brisbane's existing Rural Neighbourhoods are maintained without expansion	L4: The subject site is not identified within the Rural Neighbourhoods. The site can be adequately serviced by existing surrounding infrastructure.
SO5 Brisbane's last remaining greenfield development areas are well planned and well delivered.	L5: The subject site is identified as being in a Suburban Living Area. Therefore, this criterion is not applicable.
SO6 Brisbane provides a variety of accommodation and housing near the city's major institutions and other Special Centres.	L6: The subject site is identified as being in a Suburban Living Area. Therefore, this criterion is not applicable.
THEME 3: BRISBANE'S CLEAN AND GREEN LEADING ENVIRONMENTAL PERFORMANCE	
Element 3.1 - Brisbane's Environmental Values	
SO1 Brisbane's Greenspace System's biodiversity, recreational and cultural values and functions are protected, restored and enhanced.	L1: The subject site is not in the Conservation zone, Environmental management zone, Rural zone, Rural residential zone, Open space zone or Sport and recreation zone. Therefore, this criterion is not applicable.
SO2 Brisbane's Greenspace System provides an effective network of greenspace links and contributes to a regional network.	L2.1-2.3: The subject site's location within the Emerging community zone supports the planned transition to urban development while protecting the values and connectivity of the broader Greenspace

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SPECIFIC OUTCOMES	PROPOSAL
	System. The proposal is situated among comparable development approvals and applications on adjoining land. Accordingly, it consolidates the emerging residential pattern and does not cause further fragmentation of environmental or rural residential land.
SO3 Brisbane's ecosystems provide ecosystem services which are maintained and enhanced.	L3.1: The proposal is not adjacent to areas identified with high levels of ecosystems services. Therefore, this criterion is not applicable,
SO4 Brisbane has an ecologically resilient and robust network of well-connected habitats containing a comprehensive, adequate and representative sample of ecosystems and species.	L4.1-L4.3: Although affected by the biodiversity areas overlay (for Koala Habitat sub-category), the site is not mapped as having high or medium ecological significance. This reflects its historical horticultural use and the disturbed character of much of the vegetation, including ornamental plantings, weeds and scattered native species. While the site is mapped as koala habitat, it is noted that this overlay (sub-category) is attributed to a large part of the Eastern Brisbane area and does not necessarily reflect the vegetation value as observed onsite. The subject site also does not form part of a broader network of mapped biodiversity areas, given the extent of development on adjoining land. Accordingly, the provision of well-connected habitats is not considered necessary in this instance, having regard to the existing site conditions and surrounding urban context.
SO5 Brisbane achieves positive biodiversity development outcomes, where interface areas are provided by the development and offsets enable restoration of areas that form part of the Greenspace System and the city's biodiversity values.	L5.1-L5.3: While the site is mapped as koala habitat, it is noted that this overlay (sub-category) is attributed to a large part of the Eastern Brisbane area and does not necessarily reflect the vegetation value as observed onsite. As addressed in the Ecological Assessment prepared by *Biome Water and Environmental Consulting*, the development does not result in the loss of mature and significant vegetation. Therefore, this criterion is not applicable.
SO6 Brisbane has safe movement routes and corridors for wildlife that are suited to species and benefit multiple species.	L6: The subject site is not identified in the Streetscape hierarchy overlay as requiring wildlife movement solutions.
SO7 Brisbane's waterways, wetlands and foreshores are protected, in particular their natural drainage, stormwater conveyance, visual amenity, landscape character, recreational, cultural and biodiversity values.	L7.1-7.3: The subject site is not located along the Brisbane River corridor or any existing waterway corridors. Therefore, this criterion is not applicable.
SO8 Brisbane's natural resource assets, including extractive resources such as quarries, are identified and protected from encroachment by incompatible development, including sensitive uses.	L8: The subject site does not contain any known natural resource assets. Therefore, this criterion is not applicable.

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SPECIFIC OUTCOMES	PROPOSAL
SO9 Brisbane's agricultural production, scenic amenity and environmental values of rural lands are protected.	L9: While the site has historically been used for agricultural purposes, the surrounding locality is transitioning to urban residential development. As outlined in Section 3.3.5, Council's locally refined mapping does not identify Class A or Class B agricultural land within the planning scheme area. Having regard to this mapping, the site's Urban Footprint designation, Emerging Community zoning and surrounding residential development, the State-mapped Agricultural Land Classification does not reflect the site's contemporary planning context or intended use. Accordingly, the classification does not warrant retaining the site for agricultural purposes or preclude the proposed residential subdivision.
SO10 Brisbane's aquatic habitats and fisheries are protected.	L10: The subject site does not impact on aquatic habitats and fisheries.
SO11 Water quality is protected from adverse impacts of development.	L11: The proposal will not impact on surrounding waterways.
THEME 5: BRISBANE'S CITYSHAPE	
Element 5.5 – Brisbane's Future Suburban Living Areas	
SO1 Suburban Living Areas experience growth in response to local context and needs including centres, community facilities, medium and high density residential and industrial uses.	L1: The development is located in the Emerging Community Zone which seeks to develop land to urban uses. The proposal provides for residential lots which is envisaged in the zone and local context.
SO2 Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.	L2.1-L2.2: The proposal is for subdivision only, however the residential lots are configured to enable small-scale residential development such as Dwelling houses.
SO3 Suburban Living Areas allow for adaptable small-scale multiple dwellings, retirement facilities and residential care facilities on well-located sites to provide for intergenerational housing options catering to young people, families and supporting ageing in place and ageing in neighbourhood.	L3.1-3.2: The proposal is not for a multiple dwelling. Therefore, this criterion is not applicable.
SO4 The local character which is typically defined by features such as consistent block size and house spacing, an established road pattern, a predominance of detached housing, the presence of mature vegetation and gardens and by local typography is maintained.	L4.1-4.2: The proposal provides adequately sized lots that allow for well-spaced housing and landscaped yards, consistent with the evolving subdivision pattern of the surrounding locality. The development is compatible with nearby residential development and integrates appropriately with the broader area.
	L4.3: As addressed in the Statement of Landscape intent prepared by *Scenetics Landscape Planners & Consultants*, the development has been designed to incorporate appropriate streetscape landscaping throughout.
SO5 District centres serve local and district catchments and accommodate slightly higher densities than surrounding neighbourhoods.	L5.1-5.2: The subject site is not identified on the Strategic Framework map as being a District centre. Therefore, this criterion is not applicable.

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SPECIFIC OUTCOMES	PROPOSAL
SO6 Neighbourhood centres offer small-scale, low-impact local convenience services.	L6.1-6.3: The subject site is not identified in the Strategic Framework map as being in a Neighbourhood centre. Therefore, this criterion is not applicable.
SO7 Non-residential uses support local character and amenity.	L7: The proposal is for a residential use. Therefore, this criterion is not applicable.
SO8 Development of Emerging community zoned land reinforces intended local character and amenity, positively contributes to the creation of sustainable and functional communities that are fully integrated within the Suburban Living Area and is serviced by appropriate supporting infrastructure and services.	L8: The proposal responds to the site constraints and reinforces the intended and evolving character of the site and surrounding locality. The proposed reconfiguration will be supported by existing and planned infrastructure in both the short and long term, by way of appropriate staging. The reconfiguration provides connections with surrounding approved and proposed developments. Higher-density lots are distributed throughout the development to provide a balanced subdivision pattern broadly consistent with the densities anticipated by the Rochedale urban community neighbourhood plan.
Element 5.6 – Brisbane's Greenspace System	
SO1 -SO9	The subject site is not identified within the Greenspace Strategic Framework Map as containing any major parks, rural neighbourhoods, conservation or environmental management biodiversity, or planned district or metropolitan parks, or any other greenspaces and as such this criteria is not applicable. Notwithstanding, the development does not impede on existing greenspace systems.
Element 5.7 – Brisbane's Future Suburban Living Areas	
SO1 Future Suburban Living Areas are well planned accounting for land use, environment and infrastructure; and the social and economic characteristics, issues and interrelationships of each Future Suburban Living Area.	L1.1-L1.3: The subject site is not in the Future Suburban Living Area. Therefore, this criterion is not applicable.

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7 CONCLUSIONS

This report has been prepared on behalf of the applicant, *470 Rochedale Road Pty Ltd* in support of the proposed development for Reconfiguring a lot for subdivision (1 into 43 lots, reserve, and new road) upon land at 470 Rochedale Road, Rochedale QLD 4123 formally described as Lot 2 on RP97162. The application addresses the merits of the proposal with respect to provisions of the *Brisbane City Plan 2014* and the relevant components of the *Planning Act 2016*.

Under the *Brisbane City Plan 2014*, the site is located in the Emerging community zone. The intent of this zone is to provide for the timely conversion of non-urban land to land for urban purposes, whereby:

"Development is carried out in an orderly sequence, within the context of the site and city, and is informed by a coordinated and integrated structure planning process that demonstrates the development is:

i. Appropriate for the site's location within the city and its local context;
ii. Accessible to necessary supporting infrastructure, services and facilities;
iii. Responsive to development constraints, character and environmental values and site characteristics "

The proposed residential lots range from 300m² to 518m², with an average area of approximately 376.3m². The proposed yield of 43 lots represents an intermediate residential density that responds appropriately to the site's split neighbourhood-plan designation. Larger lots are generally located along Rochedale Road, while smaller lots are concentrated within the internal portion of the development.

A Structure Plan has been prepared having regard to approved and proposed development on surrounding land. The subdivision establishes a logical internal road network, allows future connections to adjoining properties and does not prejudice their orderly development. Temporary access to Rochedale Road will serve the initial stage until a permanent connection is established to the north or east, after which the temporary corridor will be partly converted to a landscaped pedestrian and bicycle link.

The proposal responds to the site's Emerging community zoning, Neighbourhood plan provisions, Urban Footprint designation and planned transition from historical horticultural use to urban residential development. It is consistent with the established and emerging subdivision pattern in the surrounding locality and provides a coordinated development outcome supported by the necessary infrastructure and technical assessments.

Accordingly, the proposal complies with the outcomes of the Subdivision code, relevant overlays and reflects the intended form of development within the Emerging community zone. Overall, the proposal is identified as meeting the relevant requirements of the *Brisbane City Plan 2014*. As such, the application should be approved by Council subject to reasonable and relevant conditions.

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8 APPENDIX 1 – CODE ASSESSMENT

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APPENDIX 1 – CODE ASSESSMENT

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1. ZONE CODE

1.1 Emerging Community Zone Code

Effective – V37 18 September 2026

1.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the emerging community zone is to: (a) identify land that is intended for an urban purpose in the future; and (b) protect land that is identified for an urban purpose in the future from incompatible uses; and (c) provide for the timely conversion of non-urban land to land for urban purposes.		
(2) The purpose of the zone will be achieved through the following overall outcomes:		
(a) Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular: i. Theme 2: Brisbane's outstanding lifestyle and Element 2.2 – Brisbane's housing and accommodation choices; ii. Theme 3: Brisbane's clean and green leading environmental performance and Element 3.1 – Brisbane's environmental values; iii. Theme 5: Brisbane's CityShape, Element 5.5 – Brisbane's Suburban Living Areas, Element 5.6 – Brisbane's Greenspace System and Element 5.7 – Brisbane's Future Suburban Living Areas.	The proposed development creates lots that support the continued implementation of the Rochedale Urban Community Neighbourhood Plan. The subdivision will maintain Brisbane's environmental values and advance the zone's strategic intent by delivering development consistent with the scale and character of the surrounding area.	☒Compliant ☐N/A ☐Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(b) Development is carried out in an orderly sequence, within the context of the site and the city and is informed by a coordinated and integrated structure planning process that demonstrates the development is: (i) appropriate for the site's location within the city and its local context; (ii) accessible to necessary supporting infrastructure, services and facilities; (iii) responsive to development constraints, character and environmental values and site characteristics.	The proposed development will occur in an orderly sequence with surrounding residential subdivisions. It responds to the site's local context and constraints, integrates with nearby approved and proposed development, and is capable of being supported by the necessary infrastructure, services and facilities.	☒Compliant ☐N/A ☐Performance Solution
(c) Development including dwelling house, dual occupancy, rooming accommodation, multiple dwelling, a residential care facility and a retirement facility contributes to contained, sustainable and functional communities that provide housing: (i) for suburban living generally as anticipated in the Low density residential zone; or (ii) at a house scale to provide housing diversity offering choice to different household types and individuals to suit residents through different life-cycle stages; or (iii) at a larger scale and greater dwelling density appropriate for the site's location and commensurate with ease of access to services, facilities and high frequency public transport. *Note—In interpreting 6.2.6.2(2)(c)(iii) the term 'high frequency public transport' means a public transport stop providing 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm.*	Not Applicable – The proposal is not for Dwelling house, Dual occupancy or Multiple dwelling.	☐Compliant ☒N/A ☐Performance Solution
(d) Development for a dwelling house, dual occupancy or multiple dwelling or where a reconfiguration to accommodate these uses, provides for dwellings at a density, mix and scale over the net developable area: (i) at proximately 18 dwellings per hectare, predominantly	The proposed development is consistent with the purpose of the locality, which is identified in the neighbourhood plan as an established residential area. The proposal provides a variety of lot sizes of which are assessed via the neighbourhood plan code.	☒Compliant ☐N/A ☐Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
comprised of dwelling houses up to 2 storeys in height; or (ii) at proximately 24 dwellings per hectare, comprised of a mix of dwelling houses, dual occupancies and multiple dwellings up to 3 storeys in height, if any part of the lot frontage is within 400m walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 4 or more services per hour in peak periods of 7am to 9am and 4pm to 6pm, and: A. the edge of a centre zone other than the Neighbourhood centre zone; or B. the edge of a zone that provides for the Special Centres identified in Section 3.7.5.1 L1.1 in Theme 5 of the Strategic Framework. (iii) if identified in a neighbourhood plan, at proximately; A. 5 dwellings per hectare or as indicated, predominantly comprised of dwelling houses up to 2 storeys in height and designed and sited to respond to the site constraints and ensure minimal disturbance to valued attributes, if identified as a Very-low density residential potential development area; B. 12 dwellings per hectare or as indicated, predominantly comprised of dwelling houses up to 2 storeys in height, if identified as a Low density residential - dwelling houses potential development area; C. 16 dwellings per hectare or as indicated, comprised of a mix of dwelling houses, dual occupancies and multiple dwellings up to 2 storeys in height, if identified as a Low density residential - dwelling houses and multiple dwellings potential development area;		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
D. 25 dwellings per hectare or as indicated, predominantly comprised of dual occupancies or multiple dwellings up to 3 storeys in height, if identified as a Low density residential - multiple dwellings potential development area. *Note—A range of factors influence development potential and yield. As such, suitability for urban purposes cannot be assumed for all land in the Emerging community zone and yield may be impacted depending on development constraints impacting a site. The Structure planning planning scheme policy provides guidance on the identification of development constraints and the determination of the net developable area of a site.* *Note—The density of dwellings per hectare is expressed as a net residential density and is applicable to development involving either dwellings or lots. The Structure planning planning scheme policy provides guidance on the calculation of net residential density and equivalent site density.* *Note—If a neighbourhood plan does not specify or provide sufficient information on the density, mix and scale of dwellings intended for a potential development area, 6.2.6.2(d)(i) and (ii) apply. However, 6.2.6.2(d)(iii) applies where a potential development area is refined through the identification of sub-types.*		
(e) Development for a relocatable home park or tourist park may be established or expanded in the Emerging community zone.	Not Applicable – The proposed development is not for a relocatable home park or tourist park.	☐Compliant ☒N/A ☐Performance Solution
(f) Development for a non-residential use contributes to contained and vital communities and: (i) is of a bulk and scale compatible with the built form of future development intended in the immediate locality;	Not Applicable – The proposal is not for non-residential uses.	☐Compliant ☒N/A ☐Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(ii) mitigates interface impacts on existing development; (iii) where not indicated in a neighbourhood plan, accommodates only those uses that address local need where within an existing or future residential area, including: A. community services and recreational facilities (childcare centre, club, community care centre, community use, educational establishment, emergency services, indoor sport and recreation, outdoor sport and recreation, park, place of worship, substation and utility installation); B. centres serving the immediate neighbourhood (including shopping centre, shop, office, food and drink outlet, health care service, hotel, bar, small-scale service industry of less than 100m2 gross floor area, service station and veterinary service); C. small-scale non-residential uses.		
(g) Development: i. does not adversely affect the character or environmental values of the site identified in a neighbourhood plan, an overlay or through the structure planning process; or ii. if unable to avoid impacting character or environmental values, mitigates impacts and ensures a compatible density, scale and form consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site.	The proposed development is compatible with the environmental values of the site and will not adversely affect its environmental significance or character. The identified environmental corridor will be retained and protected, with the proposed residential lots predominantly located within areas that do not contain significant vegetation or ecological values.	☒Compliant ☐N/A ☐Performance Solution
(h) Development is well planned and integrated with surrounding land uses and infrastructure.	The proposed development is well planned and will integrate with surrounding land uses and infrastructure. The development will occur in an orderly sequence with adjoining and nearby residential subdivisions, responding to the site's local context and constraints	☒Compliant ☐N/A ☐Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
	while facilitating a coordinated and integrated pattern of development with nearby approved and proposed development.	
(i) Development provides a connected and permeable transport network of roads and walking and cycling routes, which is consistent with the surrounding hierarchy.	The proposed development provided appropriate integration into the surrounding developments and road networks including walking and cycling routes.	☒Compliant ☐N/A ☐Performance Solution
(j) Development does not impinge on an existing or intended use of an adjacent area.	The proposed development will not impinge on the existing or intended use of adjacent areas. Integration with adjoining development will be achieved through the coordinated connection of road networks to adjoining allotments, facilitating connectivity and ensuring the efficient and orderly development of the wider area.	☒Compliant ☐N/A ☐Performance Solution
(k) Development provides appropriate mitigation measures including adequate buffer areas between incompatible land uses.	The proposed development does not abut or intrude upon surrounding incompatible land uses.	☒Compliant ☐N/A ☐Performance Solution
(l) Development for an interim use such as a dwelling house on an existing lot, animal husbandry, animal keeping, aquaculture, cropping or roadside stall does not prejudice future urban development.	Not Applicable – the proposal does not involve any interim land uses.	☐Compliant ☒N/A ☐Performance Solution
(m) Development provides the infrastructure required to support the development. *Note—A structure plan is to be prepared in accordance with the Structure planning planning scheme policy for development of emerging community zoned land for urban purposes as outlined in the relevant development code.* *Note—Refer to Part 10 for Priority Development Areas assessed under the Economic Development Act 2012. The identification of a Priority Development Area in the Emerging community zone does not have*	Adequate infrastructure will be provided as part of the proposed ROL in accordance with relevant codes and as addressed in the relevant specialist reporting.	☒Compliant ☐N/A ☐Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
weight for the assessment of development under the Economic Development Act 2012.		

2. NEIGHBOURHOOD PLANS

2.1 Rochedale Urban Community Neighbourhood Plan Code

V37 18 September 2026

2.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(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:		
(a) 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. (b) 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 is encouraged through development bonuses. The interface between higher densities and lower densities is managed through building heights decreasing with increasing distance from centres and major roads. (c) Multiple dwellings are not accommodated in the Low density residential zone, including where in a precinct. (d) The range of commercial areas maximises the opportunities for local employment, to provide superior business settings and cluster compatible businesses and services. (e) Koalas and their habitats are protected. (f) Existing vegetation in parks is retained to provide amenity as well as retain elements of the Rochedale cultural landscape.	The proposed development is generally consistent with the overall outcomes and intent of the Rochedale Neighbourhood Plan. The development provides for an orderly and coordinated residential subdivision, with appropriate consideration given to residential amenity, access, infrastructure provision, landscaping and the surrounding environmental values. The proposal is therefore considered to appropriately contribute to the planned development of the Rochedale urban community.	☒Compliant ☐N/A ☐Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
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. (g) Development incorporates innovative integrated water management strategies which contribute to making Rochedale water efficient. (h) Core and fringe waterway corridors are located along the existing creek networks of Rochedale and provide for multifunctional uses. Through rehabilitation: (i) the core waterway corridor provides for water conveyance, protection of waterway health, wildlife movement, vegetation protection, urban amenity and low-impact recreation; (ii) the fringe waterway corridor, located either side of the core waterway corridor and protecting the core waterway corridor from adverse impacts; (iii) provides for pedestrian/cycle movement, essential infrastructure and where shown, local parks. (i) Where safe traffic operation allows, direct lot access will be encouraged to create active frontages and social interaction, streetscape amenity and safety. Direct lot access is not appropriate on the major roads. (j) 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. (k) Land to the east of Rochedale around Ford Road, Alperton Road and Kloske Road supports valued wildlife. The road		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
network must be designed to direct through-traffic away from this area. (l) 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. (m) Adequate, high-quality standard urban infrastructure will be provided to the neighbourhood plan area in a timely and efficient manner in accordance with the Local government infrastructure plan. (n) 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. (o) 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.		
(4) Town centre precinct (Rochedale urban community neighbourhood plan/NPP-001) overall outcomes are:		
(a) 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. 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, as well as business or office uses. Additional facilities, such as for health care service and gymnasium, are encouraged to locate within the precinct,	Not Applicable – the subject site is not within this precinct.	☐Compliant ☒N/A ☐Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
providing residents with local services as well as adding to the centre's vitality. (b) 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 is encouraged. (c) The town centre itself has a sense of place featuring a town square, flanked by buildings with community facilities, and, food and drink outlets, with a strong link to a town park and nearby waterway corridor. The town centre may be developed in stages until the ultimate development is realised. (d) 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 and waterway corridor to the west of the town centre. Refer to Figure c, Figure d and Figure e which reflect the design principles for how the town centre should ultimately develop. These include the relationship between the town park, community facilities and surrounding uses, the location of active frontages and the function and format of the main street. (e) 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. (f) 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.		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(g) 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.		
(5) Neighbourhood centre and business service centre precinct (Rochedale urban community neighbourhood plan/NPP-002) overall outcomes are:		
(a) These centres are located to best service the convenience needs of the surrounding community. Figure a 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 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. (b) These centres provide strong links with the pedestrian and cycle networks and parks (where applicable) and surrounding residential precincts. Parks that adjoin a centre provide a focus and orientation for the centre. (c) Neighbourhood centres, as identified in Figure a, are small convenience centres that provide local services to the surrounding residential neighbourhoods. These services include shops, restaurants and supporting community uses and childcare facilities. The neighbourhood centres have the role and function consistent with a Neighbourhood centre zone. (d) Business service centres, as identified in Figure a, are small convenience centres that provide local services to the surrounding business community. These services include small food outlets, support office uses for businesses and limited retail. Childcare facilities are not considered compatible with	Not Applicable – the subject site is not within this precinct.	☐Compliant ☒N/A ☐Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
these centres because of their close proximity to the landfill site. (e) Impact assessable uses that are consistent with the outcomes sought for the precinct include: (i) centre activities (excluding childcare centre in a business service centre); (ii) multiple dwellings. (f) Impact assessable uses that are not consistent with the outcomes sought for the precinct include a childcare centre in a business service centre.		
(6) Business park and gateway civic precinct (Rochedale urban community neighbourhood plan/NPP-003) overall outcomes are:		
(a) This precinct accommodates specialised employment opportunities within Rochedale. (b) Business park sub-precinct (Rochedale urban community neighbourhood plan/NPP003a): (i) This sub-precinct forms a buffer area between the Rochedale landfill, the future industry area and residential areas. It accommodates high amenity and low impact industry. Ancillary uses such as cafes are consistent with the outcomes sought. Stand-alone office or retail uses are not consistent with the outcomes sought. (ii) A function facility is encouraged, adjoining the business service centre and waterway. (iii) 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.	Not Applicable – the subject site is not within this precinct.	☐Compliant ☒N/A ☐Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(c) Gateway civic sub-precinct (Rochedale urban community neighbourhood plan/NPP-003b): (i) 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 and related educational facilities. This is the only sub-precinct where a service station is appropriate. (d) Impact assessable uses that are consistent with the outcomes sought for this precinct include: (i) if in the Business park sub-precinct (Rochedale urban community neighbourhood plan/NPP-003a): (A) function facility; (B) educational establishment where a technical institute; (C) childcare centre where integrated with an industry on the same site and catering for workers on the site; (D) service industry; (E) warehouse; (F) telecommunications facility where any tower is located 30m from the site boundary of a dwelling house or land included in Low density residential. (ii) a service station if in the Gateway civic sub-precinct (Rochedale urban community neighbourhood plan/NPP-003b). (e) Impact assessable uses that are not consistent with the outcomes sought for this precinct include an office if in the Business park sub-precinct.		
(7) Future industry precinct (Rochedale urban community neighbourhood plan/NPP-004) overall outcomes are:		
(a) Waterway corridors are rehabilitated upon development of a site.	Not Applicable – the subject site is not within this precinct.	☐Compliant ☐N/A

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(b) It is anticipated that low impact industry to medium impact industry will locate on this site. (c) Development provides a recreation space appropriate for use by the site's worker population. (d) Development takes into consideration the site's proximity to Bulimba Creek and its strategic role in forming part of the north–south fauna corridor.		☐Performance Solution
(8) Potential development area precinct (Rochedale urban community neighbourhood plan/NPP-005) overall outcomes are:		
(a) Very low density residential sub-precinct (Rochedale urban community neighbourhood plan/NPP-005a): (i) This sub-precinct comprises predominantly dwelling houses located to protect and strengthen the ecological values of the precinct. (ii) Land in this sub-precinct will have a yield of 5 dwellings per hectare and a minimum lot size of 2,000m2. (iii) 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. (iv) Impact assessable uses that are not consistent with the outcomes sought for this sub-precinct include: (A) multiple dwelling; (B) reconfiguring of lots less than 2,000m2. (b) Low density residential sub-precinct (Rochedale urban community neighbourhood plan/NPP-005b): (i) This sub-precinct predominantly comprises a mix of lot sizes for detached dwelling houses with a yield of 14 dwellings per hectare. (ii) Land located adjoining the low–medium density residential potential development area, within a 400m	The subject site is located within both the Low density residential sub-precinct (NPP-005b) and the Low-medium density residential sub-precinct (NPP-005c). The proposed reconfiguration is intended to accommodate residential dwelling houses, which are anticipated land uses within both sub-precincts. The anticipated residential density ranges from 14 dwellings per hectare within the Low density residential sub-precinct to 16–25 dwellings per hectare within the Low-medium density residential sub-precinct. Based on the site area of 2.1711ha, these density provisions equate to approximately 30 dwellings under the Low density residential sub-precinct and between 35 and 54 dwellings under the Low-medium density residential sub-precinct. The proposed development comprises 43 residential lots, representing an intermediate density that appropriately responds to the site's split precinct designation. On balance, the proposed lot yield is considered to be consistent with the anticipated residential density and intended outcomes of both sub-precincts.	☒Compliant ☐N/A ☐Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
walkable catchment of local neighbourhood centres lot boundaries or facing onto local parks, will support multiple dwellings with a yield of 16 dwellings per hectare. (iii) Affordable housing is encouraged. (iv) Impact assessable uses that are consistent with the outcomes sought include multiple dwellings (where complying with AO20), except where in the Low density residential zone. (c) Low-medium density residential sub-precinct (Rochedale urban community neighbourhood plan/NPP-005c): (i) This sub-precinct comprises a mix of dwelling houses and multiple dwellings at a yield of 16-25 dwellings per hectare. Multiple dwellings are not accommodated in the Low density residential zone. (ii) Aged-care accommodation and affordable housing will be supported near neighbourhood centres and the town centre. (d) Mixed use sub-precinct (Rochedale urban community neighbourhood plan/NPP-sub-005d): (i) This sub-precinct comprises predominantly higher density multiple dwellings located around the Town centre precinct, neighbourhood centres and busway stations. Multiple dwellings are not accommodated in the Low density residential zone. (ii) 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, or may be accommodated within the same site in a separate building. (iii) Affordable housing is encouraged.		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(iv) 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 per hectare. (v) The Mixed use sub-precinct around the Town centre precinct (Rochedale urban community local plan/NPP-001) has a yield of 50 dwellings per hectare. (e) Proposed busway station sub-precinct (Rochedale urban community neighbourhood plan/NPP-005e): (i) 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, and high-quality 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. (f) Development in the community uses sub-precinct (Rochedale urban community neighbourhood plan/NPP-005f): (i) Supports the existing community uses 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 and childcare centre facilities.		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(ii) Integrates community uses with the town centre to provide uses such as public meeting places, public halls and a youth activity centre and a childcare centre. (iii) Encourages the retention and use of the existing community facilities for a range of uses.		

2.1.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
General			
PO1 Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: (a) consistent with the anticipated density and assumed infrastructure demand; (b) aligned to community expectations about the number of storeys to be built; (c) proportionate to and commensurate with the utility of the site area and frontage width; (d) designed to avoid a significant and undue adverse amenity impact to adjoining development; (e) sited to enable existing and future buildings to be well separated from	AO1 Development complies with the number of storeys and building height in Table 7.2.18.4.3.	AO1 Not Applicable – the proposal does not include any building and is for ROL only at this stage.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
each other and to avoid affecting the potential development of an adjoining site.			
PO2 Development protects significant existing vegetation.	AO2 No acceptable outcome is prescribed.	AO2 Refer to Ecological Assessment prepared by Biome Water and Environmental Consulting for assessment.	☐Compliant ☐N/A ☒Performance Solution
PO3 Development avoids interim conflicts with nearby agricultural uses.	AO3 Development does not occur within 500m of poultry sheds until the operation ceases.	AO3 The proposed ROL is not within 500m of any poultry sheds of which are in operation at the time of preparing this application.	☒Compliant ☐N/A ☐Performance Solution
PO4 Development protects koala habitat within the neighbourhood plan area.	AO4.1 Development including the development footprint and roads does not adversely impact on koalas or their habitat.	AO4.1 Refer to Ecological Assessment prepared by *Biome Water and Environmental Consulting* for assessment.	☐Compliant ☐N/A ☒Performance Solution
	AO4.2 Development including the development footprint, design and layout: (a) protects non-juvenile koala habitat trees; (b) maximises the size and consolidates areas to be conserved as koala habitat on-site and in combination with adjoining sites; (c) maximises connectivity between non-juvenile koala habitat trees which will be conserved on site and with adjoining sites; (d) excludes filling or excavation from the tree protection zone of non-juvenile koala habitat trees.	AO4.2 Refer to Ecological Assessment prepared by *Biome Water and Environmental Consulting* for assessment.	☐Compliant ☐N/A ☒Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO4.3 Development incorporates koala habitat trees in landscaping and open space areas.	AO4.3 Refer to Ecological Assessment prepared by *Biome Water and Environmental Consulting* for assessment.	☐Compliant ☐N/A ☒Performance Solution
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: (a) to allow safe koala movement where there is direct threat of injury or death to koalas from incompatible land use activities; (b) to exclude koalas from areas containing domestic or security dogs.	AO5 Refer to Ecological Assessment prepared by *Biome Water and Environmental Consulting* for assessment.	☒Compliant ☐N/A ☐Performance Solution
PO6 Development protects, restores and secures habitat areas and ecological corridors as shown in Figure a.	AO6.1 Development, if including fencing: (a) enables the unobstructed movement of fauna to outside the corridor; (b) enables the unobstructed movement of fauna within the corridor.	AO6.1 Not Applicable – the subject site is not located within a habitat area or ecological corridor as mapped in Figure a.	☐Compliant ☒N/A ☐Performance Solution
	AO6.2 Development, if the site includes land within the Habitat areas and ecological corridors (public) shown in Figure a: (a) the habitat area and ecological corridor is rehabilitated and stabilised in accordance with an approved rehabilitation plan; (b) at the completion of rehabilitation, the land is transferred to Council for public	AO6.2 Not Applicable – the subject site is not located within a habitat area or ecological corridor as mapped in Figure a.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	ownership and included in the Conservation zone.		
	AO6.3 Development, if the site includes land within the habitat areas and ecological corridors (private) shown in Figure a: (a) the habitat area and ecological corridor is rehabilitated and stabilised in accordance with an approved rehabilitation plan; (b) 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.	AO6.3 Not Applicable – the subject site is not located within a habitat area or ecological corridor as mapped in Figure a.	☐Compliant ☒N/A ☐Performance Solution
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 400m^2 demonstrates that: (a) a 9m x 15m building envelope can be contained within the lot; (b) not more than 10 lots smaller than 400m^2 adjoin each other where fronting the same street; (c) no lot is less than 300m^2.	AO7.1 All proposed lots, including those smaller than 400m², are capable of accommodating a 9m × 15m building envelope. No proposed lot is less than 300m², and no more than seven lots smaller than 400m² adjoin one another while fronting the same street.	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	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.	AO7.2 The proposal incorporates a variety of small and standard lots to encourage different forms of housing choice.	☒Compliant ☐N/A ☐Performance Solution
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.	AO8 Noted – All future lots will be provided with high-speed telecommunications infrastructure of which can be managed through detailed design.	☒Compliant ☐N/A ☐Performance Solution
PO9 Development for a sensitive use or in a sensitive zone or zone precinct is protected from noise from major roads in a manner that does not compromise streetscape amenity and vitality.	AO9 Development of residential uses along suburban routes incorporates suitable facade treatment to mitigate adverse noise impacts.	AO9 While the subject site adjoins Rochedale Road, which is identified as a suburban route, specific acoustic treatment is not considered necessary. This is consistent with surrounding development approvals, which have not required acoustic treatment.	☐Compliant ☒N/A ☐Performance Solution
PO10 Development provides public parkland on a site or a number of sites that: (a) is of a sufficient cumulative area to adequately cater for the recreation needs of the development and the Rochedale community;	AO10.1 Development that includes a district sports park: (a) is of a size and location generally in accordance with the Local government infrastructure plan; (b) incorporates formal sporting facilities such as playing fields as well as ancillary	AO10.1 Not applicable – the proposed ROL does not include the provision of any parks.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) is of a sufficient area and dimensions to cater for a broad range of passive and active recreation activities; (c) is distributed to be within a comfortable walking distance of the majority of dwellings; (d) is located to protect and optimise valuable landscape features, including the features identified in Table 7.2.18.4.3.C and view corridors; (e) has a minimum road frontage of approximately 50%.	buildings, including club houses, changing facilities and meeting rooms; (c) protects the valuable features identified in Table 7.2.18.4.3.C.		
	AO10.2 Development that includes a district informal use park: (a) is of a size and location generally in accordance with the Local government infrastructure plan; (b) provides opportunities for informal recreation activities; (c) protects the valuable features identified in Table 7.2.18.4.3.C.	AO10.2 Not applicable – the proposed ROL does not include the provision of any parks.	☐Compliant ☒N/A ☐Performance Solution
	AO10.3 Development that includes a local informal use park: (a) is of a size and location generally in accordance with the Local government infrastructure plan; (b) provides opportunities for informal recreation activities; (c) protects the valuable features identified in Table 7.2.18.4.3.C.	AO10.3 Not applicable – the proposed ROL does not include the provision of any parks.	☐Compliant ☒N/A ☐Performance Solution
PO11 Development provides stormwater management infrastructure that is: (a) integrated with other urban infrastructure or located on privately owned open space; or (b) located in a suitable public park or fringe waterway corridor and does	AO11 Development includes stormwater management infrastructure that is: (a) provided in privately owned land; or (b) located in fringe waterway corridor; or (c) located in public parkland only where: (i) the park comprises an area of at least 1 hectare;	AO11 Complies – Refer to the Conceptual Stormwater Management Plan prepared by *Biome Water and Environmental Consulting* for further assessment.	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
not reduce the utility, amenity or function of public parkland.	(ii) it does not result in the removal or interference with the valuable features identified in Table 7.2.18.4.3.C; (iii) it does not occupy more than 5% of the total land surface; (iv) it does not reduce the range of quality of recreational opportunities available in the park; (v) it incorporates landscaping consistent with the character of the public park.		
PO12 Development of the public road network: (a) is of sufficient capacity to cater for anticipated travel demand; (b) is highly interconnected; (c) maintains the integrity of the traditional main road grid formed by Rochedale Road, Gardner Road, Miles Platting Road, Underwood Road and Priestdale Road; (d) respects local landscape features such as topography and waterways; (e) is of a sufficient width to incorporate water sensitive urban design, pedestrian and cyclist paths, on-road car parking and street tree planting;	AO12.1 Development ensures that roads border at least 75% of the perimeter of local informal use parks.	AO12.1 Not applicable – the proposed ROL does not include the provision of any parks.	☐Compliant ☒N/A ☐Performance Solution
	AO12.2 Development along suburban routes ensures that: (a) direct lot access is not provided; (b) rear access lanes are provided behind allotments.	AO12.2 Complies – the ultimate subdivision scenario will comply with this provision with all lots obtaining access via new road connections to the north and/or east.	☐Compliant ☒N/A ☐Performance Solution
	AO12.3 Development allows for road construction within the fringe waterway corridor only where the waterway corridor adjoins a potential development area.	AO12.3 Not Applicable – the subject site is not within a waterway corridor.	☐Compliant ☒N/A ☐Performance Solution
	AO12.4 Development of roads does not occupy more than 80% of the fringe waterway corridor.	AO12.4 Not Applicable – the subject site is not within a waterway corridor.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(f) caters for and integrates pedestrian and cyclist facilities; (g) is designed and constructed so as not to adversely affect permeability of efficient transport services including both active and passenger transport considerations; (h) promotes the efficient provision of bus and other public transport infrastructure; (i) directs through traffic away from ecologically sensitive areas to the east of Rochedale; (j) facilitates active streetscapes and casual surveillance of public parks.			
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 (the fringe corridor is located on one or both sides of the waterway corridor as indicated on the Waterway corridors overlay).	AO13.1 Not Applicable – the subject site is not within a waterway corridor.	☐Compliant ☒N/A ☐Performance Solution
	AO13.2 Development on a site containing a private waterway corridor, as shown in Figure b, retains the waterway corridor in private ownership and uses easements and covenants to accommodate stormwater flows.	AO1.3 Not Applicable – the subject site is not within a waterway corridor.	☐Compliant ☒N/A ☐Performance Solution
PO14 Development must integrate water supply, waterway corridor, wastewater	AO14.1 Development demonstrates effective management of the water cycle by	AO14.1 Complies – Refer to the Conceptual Stormwater Management Plan prepared by *Biome Water and*	☒Compliant ☐N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
and stormwater management to ensure protection of the water cycle by: (a) minimising water demand; (b) minimising discharge and infiltration to public sewerage infrastructure; (c) slowing the movement of water through the landscape; (d) maximising surface water infiltration; (e) minimising wastewater production; (f) minimising impacts on the water cycle; (g) minimising flooding impacts including no adverse impact on the flood immunity of the Gateway and Pacific motorways;	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: (a) NuSewer welded PE sewers; (b) reticulated non-drinking water system with a connection to the western corridor recycled water pipeline is supplied to each lot; (c) biofiltration pods; (d) bioretention systems; (e) on-site infiltration/porous pavements; (f) conveyance and non-conveyance bioretention systems; (g) filter/buffer strips; (h) water-efficient landscaping.	*Environmental Consulting* and Engineering Services Report prepared by *Civil 360* for further assessment.	☐Performance Solution
(h) protecting waterway health by improving stormwater quality and reducing site run-off; (i) incorporating water re-use infrastructure to maximise recycling opportunities; (j) minimising the extent of continuous impervious surfaces; (k) using alternative water sources via the construction of a reticulated non drinking water network.	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: (a) fire hydrants and fire service; (b) outdoor hose connections via below-ground quick-coupling valves for use on: (i) landscaped areas; (ii) public and private parks, gardens, landscaped areas and recreation areas; (iii) wash-down areas;	AO14.2 Complies – Refer to the Conceptual Stormwater Management Plan prepared by *Biome Water and Environmental Consulting* and Engineering Services Report prepared by *Civil 360* for further assessment.	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(iv) 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 and the provisions in the Infrastructure design planning scheme policy.	AO14.3 Complies – Refer to the Conceptual Stormwater Management Plan prepared by *Biome Water and Environmental Consulting* and Engineering Services Report prepared by *Civil 360* for further assessment.	☒Compliant ☐N/A ☐Performance Solution
	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 and the Main Roads Road Drainage Manual.	AO14.4 Not Applicable.	☒Compliant ☐N/A ☐Performance Solution
PO15 Development incorporates consistent, formalised street planting along roads by: (a) defining and enclosing public space; (b) enhancing landscape amenity; (c) promoting a sense of place for Rochedale; (d) 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 list.	AO15 Complies – Refer to Statement of Landscape Intent has been prepared by *Scenetics Landscape Planners & Consultants* for details.	☒Compliant ☐N/A ☐Performance Solution
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	AO16.1 Development includes a minimum lot size of 2,000m^2.	AO16.1 Not Applicable – The subject site is not within this precinct.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
while maintaining a semi-rural character.	AO16.2 Development and subdivision layouts are designed to protect and strengthen significant vegetation and koala habitat linkages.	AO16.2 [Type here]	☐Compliant ☐N/A ☐Performance Solution
If for a multiple dwelling, where not in the Low density residential zone			
PO17 Development incorporates landscaping that facilitates sustainable subtropical design by providing: (a) sufficient space for the retention and/ or establishment of significant substantial vegetation; (b) locally appropriate plant species in accordance with the Planting species planning scheme policy; (c) hard-scape/paving design and materials that minimise heat reflection and site run-off; (d) appropriate seasonal shade and passive cooling/heating of outdoor spaces throughout the year; (e) private open space located to maximise indoor/outdoor connections; (f) 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.	AO17.1 Not Applicable – The subject site is not for Multiple dwellings.	☐Compliant ☒N/A ☐Performance Solution
	AO17.2 Development includes plant species in accordance with the Planting species planning scheme policy.	AO17.2 Not Applicable – The subject site is not for Multiple dwellings.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO18 Development involving dual occupancy buildings has the appearance of a single detached house.	AO18.1 Development is located on a lot with a minimum total site area of 800m^2.	AO18.1 Not Applicable – The subject site is not for Multiple dwellings.	☐Compliant ☒N/A ☐Performance Solution
	AO18.2 Development is located on a lot with a minimum average lot width of 20m.	AO18.2 Not Applicable – The subject site is not for Multiple dwellings.	☐Compliant ☒N/A ☐Performance Solution
	AO18.3 Development has a maximum site cover of: (a) 60% for a site with a site area of less than 1,000m^2; (b) 50% for a site with a site area of 1,000m^2 or greater.	AO18.3 Not Applicable – The subject site is not for Multiple dwellings.	☐Compliant ☒N/A ☐Performance Solution
	AO18.4 Development of dual occupancy dwellings, where provided side by side, share a wall for at least 50% of the total building length.	AO18.4 Not Applicable – The subject site is not for Multiple dwellings.	☐Compliant ☒N/A ☐Performance Solution
PO19 Development distributes dual occupancies to be subordinate to single, detached houses within the landscape.	AO19.1 Development does not include more than 10% of sites for dual occupancy development.	AO19.1 Not Applicable – The subject site is not for Multiple dwellings.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO19.2 Development does not include dual occupancies 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.	AO19.2 Not Applicable – The subject site is not for Multiple dwellings.	☐Compliant ☒N/A ☐Performance Solution
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) and where not in the Low density residential zone			
PO20 Development of multiple dwellings is: (a) co-located with land designated for increased residential densities; or (b) located within a comfortable walking distance of a centre; or (c) integrated with a local park.	AO20 Development of multiple dwellings is located: (a) adjoining land in the Low-medium density residential sub-precinct (Rochedale urban community neighbourhood plan/NPP-005c); or (b) within 400m of a neighbourhood centre lot boundary; or (c) directly overlooking a district informal use or local informal use park.	AO20 Not Applicable – The subject site is not for Multiple dwellings.	☐Compliant ☒N/A ☐Performance Solution
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 of the overall development for all buildings on a site.	AO21 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO22 Development limits conflict between residential and non-residential activity.	AO22.1 Development includes minimum lot sizes of: (d) 1,600m^2 for mixed use buildings; or (e) 800m^2 and a minimum frontage of 20m for multiple dwellings.	AO22.1 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution
	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.	AO22.2 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution
	AO22.3 Development provides separate pedestrian entries for the residential and non-residential components of the development.	AO22.3 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution
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 in the future.	AO23.1 Development includes commercial uses located on the ground storey and lower floors on or near the street.	AO23.1 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution
	AO23.2 Development provides a minimum floor-to-ceiling height of 4.2m for ground-storey uses.	AO23.2 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution
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			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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 is also encouraged through development bonuses.	AO24 Development complies with gross floor area as set out in Table 7.2.18.4.3.B.	AO24 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution
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: (a) is in keeping with the medium density character of the sub-precinct; (b) buildings emphasise corners, vistas and create interest in the streetscape; (c) affordable housing is also encouraged through development bonuses.	AO25 Development complies with the gross floor area as set out in Table 7.2.18.4.3.B.	AO25 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution
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, Figure d and Figure e.	AO26 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.	AO27 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution
PO28 Development supports the town centre's role and function by: (a) reflecting its role in the Rochedale area as a Corridor zone precinct of the District Centre zone; (b) recognising the primacy of Upper Mt Gravatt and Springwood; (c) not challenging the primacy of Upper Mt Gravatt as the major centre for the southern part of Brisbane City.	AO28 Development does not exceed the total amount of retail gross floor area within the town centre of 14,500m^2.	AO28 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution
PO29 Development of non-residential uses is the primary form of development.	AO29 Development of non-residential centre activities comprises a minimum 70% of the gross floor area of the overall development for all buildings on a site.	AO29 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO30 Development including building siting and design: (a) is consistent with the higher density, urban character of the town centre; (b) promotes a vibrant active streetscape and public realm; (c) 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.	AO30 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution
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.	AO31.1 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution
	AO31.2 Development provides direct lines of sight between the town square, main street and surrounding residential neighbourhoods where possible.	AO31.2 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution
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.	AO32 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution
PO33 Development of the town square and main street provides an urban environment that supports active uses on its fringes, meeting places, places of	AO33.1 Development and design of buildings, pathways, landscaping, public spaces and parking integrates the centre and park and	AO33.1 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
interest and comfortable and accessible pedestrian movement and activity.	facilitates causal surveillance of the town centre by: (a) maximising pedestrian entrances of buildings and windows orientated towards the town square and main street; (b) ensuring pedestrian walkways are sheltered with awnings that protrude from buildings into these public open spaces; (c) ensuring at least 80% of ground-storey frontages are occupied by 'active' uses, such as community facilities, 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: (a) restricting the street to 2 lanes of moving traffic; (b) providing kerbside parking interspersed with shade trees; (c) providing pedestrian crossings at regular intervals which may include other road textures.	AO33.2 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution
If in the Neighbourhood centre and business service centres precinct (Rochedale urban community neighbourhood plan/NPP-002)			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO34 Development within a neighbourhood centre: (a) reflects the scale and type of development intended for these precincts; (b) supports residential development and commercial and retail development; (c) does not comprise mixed use development.	AO34.1 Development of non-residential gross floor area within a neighbourhood centre does not exceed 1,500m^2.	AO34.1 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution
	AO34.2 Development complies with the gross floor area as set out in Table 7.2.18.4.3.B.	AO34.2 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution
PO35 Development within a business service centre: (d) reflects the scale and type of development intended for the business service centre and business park areas; (e) supports commercial, retail and light industrial development; (f) does not compromise residential development.	AO35.1 Development within a business service centre does not exceed the total cumulative amount of 1,500m^2 of gross floor area.	AO35.1 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution
	AO35.2 Development complies with the gross floor area as set out in Table 7.2.18.4.3.B.	AO35.2 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution
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 orientation integrates with the district park.	AO36 Development locates window, outlook, staff amenities (such as deck or balconies) to directly overlook the district park.	AO36 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO37 Development design: (a) reflects the scale of development intended for the precinct; (b) reduces the appearance of scale and bulk of the development through massing and articulation.	AO37 Development complies with gross floor area as set out in Table 7.2.18.4.3.B	AO37 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution
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)			
PO38 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.	AO38 Development in the Gateway civic sub-precinct is in accordance with the design principles contained in Figure c.	AO38 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution
PO39 Development size and scale reflects the role of the Gateway civic sub-precinct as an entry precinct to Rochedale.	AO39 Development complies with gross floor area as set out in Table 7.2.18.4.3.B.	AO39 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution
PO40 Development is designed to mitigate impacts on the values of adjoining habitat areas and ecological corridors.	AO40 Development incorporates sensitive design measures to mitigate adverse impacts on habitat areas and ecological corridors such as buffer planting, appropriate setbacks and fencing.	AO40 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution
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	AO42.1 Development provides a landscaped strip with a minimum width of 6m along all road frontages.	AO42.1 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Gateway Motorway and as an entry point to Rochedale.	AO42.2 Development site cover does not exceed 75% of the site area.	AO42.2 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution
	AO42.3 Development consolidates car parking areas into parking courts internal to the site.	AO42.3 Not Applicable – The subject site is not located within this precinct.	☐Compliant ☒N/A ☐Performance Solution

3. DEVELOPMENT / SECONDARY CODES

3.1 Subdivision Code

Effective – V37 18 September 2026

3.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Subdivision code is to regulate development for reconfiguring a lot.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Development for reconfiguring a lot proposed in conjunction with or subsequent to a material change of use maintains or improves the: (i) landscape and built form character, environmental and other values of the site or locality; (ii) safe and efficient operation of existing and future lawful uses and activities on the site or adjacent premises; (iii) amenity of intended uses and existing surrounding residential uses;	The proposal is consistent with the purpose and overall outcomes of the Subdivision code. The development creates 43 freehold residential lots for dwelling houses, a reserve for the Lot 900 bioretention basin and new roads, staged to integrate with approved and proposed development on adjoining land as shown on the Structure Plan prepared by Survey Mark. The lots are of a size, dimension and arrangement suited to their intended residential use and the Rochedale urban community neighbourhood plan, and are supported by infrastructure and	☒Compliant ☐N/A ☐Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(iv) comfort, quiet, privacy and safety (including the impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected in the zone or zone precinct that applies to the site. (b) Development for reconfiguring a lot results in lots and an arrangement of lots that: (i) achieve the relevant outcomes and comply with the standards required by the planning scheme for the zones, zone precincts, neighbourhood plans and overlays that apply to the site; (ii) accommodate lawful uses; (iii) where for a residential use, can facilitate a dwelling that supports the expected level of amenity for occupants and consistent with the amenity expectations for the zone; (iv) are of an appropriate size, dimensions and arrangement suited to their intended use and proximity to infrastructure, services and facilities needed by the development; (v) are arranged and configured to complement the pattern of development in the locality; (vi) address development constraints that impact land use and development and mitigate adverse impacts to character and environmental values. (c) Development for reconfiguring a lot under the *Land Title Act 1994* and the *Body Corporate and Community Management Act 1997* occurs in a manner that achieves good urban design outcomes. (d) Development for reconfiguring a lot associated with or resulting from a material change of use provides lots and arrangement of lots for the purposes of titling and any easement relevant to the development.	services that integrate with existing and planned networks, as addressed against the individual performance outcomes below.	

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(e) Development for reconfiguring a lot of an existing building and associated land can be separately titled either in freehold or other title forms. (f) Development for reconfiguring a lot relating to existing or approved buildings does not apply to the reconfiguring a lot of a dwelling house in a zone in the Residential zones category and a dwelling house, including the main dwelling, plus any secondary dwelling or ancillary outbuildings, in a zone in the residential zones category is always to remain as a sole lot by any title or tenure. (g) Development for reconfiguring a lot provides infrastructure and services that: (i) comply with the relevant standards in the planning scheme; (ii) effectively integrate with existing and planned infrastructure and services to the extent these are identified or necessary to support the development for its intended purpose; (iii) maximise the quality and utility of the public realm.		

3.1.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Section A—General performance outcomes and acceptable outcomes for reconfiguring a lot			
PO1 Development results in lots and an arrangement of lots that: (a) enable the relevant outcomes and standards required by the planning scheme to be complied with for the intended use;	AO1.1 Development provides lots with dimensions in compliance with Table 9.4.10.3.B. *Note—Dwelling density may also be specified in the planning scheme in addition to the minimum or average lot sizes specified in*	AO1.1 The proposed lots range from 300m² to 518m², with an average lot size of 376.3m². Lot sizes and dimensions are consistent with the lot size provisions of the Rochedale urban community neighbourhood plan, which varies lot size and dimensions for the site, with no lot less than 300m² and each lot smaller than	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) are consistent with the zones, zone precincts, neighbourhood plans and overlays that apply to the site; (c) feature a useable shape able to accommodate the minimum rectangle dimension in Table 9.4.10.3.B and anticipated future development; (d) complement the streetscape, local context and character for the locality; (e) address development constraints.	*Table 9.4.10.3.B. Development must comply with both parameters.* *Note—Parts 1 to 3 of Table 9.4.10.3.B provide the minimum dimensions for standard, small and rear lots to accommodate the range of residential development intended for the Low density residential zone, Character residential zone, Low-medium density residential zone and the Emerging community zone.* *Note—Part 4 of Table 9.4.10.3.B provides dimensions for lots in other zones and in the South East Queensland Regional Plan area under certain circumstances. Where a zone is not identified in Part 4 of Table 9.4.10.3.B the relevant dimensions are either use or activity specific and no acceptable outcome is prescribed.* *Note—The Dwelling house code and Dwelling house (small lot) code provide requirements for dwelling houses on standard lots and small lots. Table 9.4.10.3.B is not part of the assessment for a dwelling house other than as identified in the tables of assessment in Part 5.* *Note—Where located within the Traditional building character overlay or a neighbourhood plan, the overlay or neighbourhood plan may vary lot size or dimensions.*	400m² able to contain a 9m x 15m building envelope (refer to AO7.1 of the Rochedale urban community neighbourhood plan code). Under Table 9.4.10.3.B Part 2, the 350m² lot size for a residential lot in the Emerging community zone is an average lot size for the development (note 2), which the development exceeds. Rear Lots 2 and 3 (436m² and 518m²) exceed the 350m² minimum for rear lots in Table 9.4.10.3.B Part 3, excluding the access easement.	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO1.2 Development requiring a building envelope plan or a development footprint plan ensures the building envelope plan or development footprint plan is shown on the plan of subdivision to be registered for the lot where meeting the requirements of the *Land Title Act 1994* and the *Land Act 1994*. *Note—A building envelope plan or a development footprint plan can be a means of addressing a range of site development matters. Parts of this code and other codes in the planning scheme determine the circumstances for the application of a building envelope plan or a development footprint plan.* *Note—A building envelope plan or a development footprint plan may also be used to determine where other matters are registered on title, such as a registered environmental covenant over land outside of the building envelope or development footprint which is not to be the subject of vegetation clearing.*	AO1.2 The proposal is for a standard freehold subdivision that does not require a building envelope plan or development footprint plan. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO1.3 Development where not intending sharing by formal title arrangements or common use does not result in a building or structure being located: (a) across a proposed lot boundary; or (b) within a setback required by the planning scheme.	AO1.3 The existing dwelling house, outbuildings and structures on the site will be removed as part of the site preparation works. No building or structure will be located across a proposed lot boundary or within a setback required by the planning scheme.	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Note—Examples of uses requiring sharing by formal title arrangement include the shared building walls that might exist between dwellings in a duplex or multiple dwelling development. However, dwelling houses including all supporting walls must be wholly contained within a lot. *Note—The development application may indicate that a building or structure is to be demolished or redesigned pending approval of the reconfiguring of a lot to correct this situation. This is to be carried out before the approval of the subdivision survey plan.* *Note—Where development involves work for walls or structures (other than a fence) on or near to a proposed lot boundary and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the structure is to be located in the position identified by the preceding development approval or approved plans, planning scheme and Building Regulation.* *Note—In the circumstance of a shared building wall and the proposed lots do not meet the requirements of Table 9.4.10.3.B, the relevant plan of subdivision will not be approved until the following shows that the location of the structure is correctly located:* ▪ *physical inspection is undertaken at the framing stage of construction;*		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	▪ *written evidence in the form of a plan of subdivision is prepared by a suitably qualified person;* ▪ *other evidence received and agreed by the Council.*		
PO2 Development creates useable lots that: (a) do not rely on excessive cut and fill; (b) do not intrude into areas of waterway and environmental significance; (c) ensure any cutting, filling, retaining walls and earthworks: (i) minimise adverse impacts to vegetation, natural features and topography; (ii) avoid adverse impacts on coastal resources and processes where for development of canals and artificial waterways; (d) minimise adverse impacts to the utility of existing or proposed transport network elements. (e) Where involving a lot with an area less than 180m2: (i) Do not adversely affecr visual character, amenity, privacy, stormwater run-off and drainage of lots within and	AO2.1 Development ensures that any cutting, filling, retaining walls and earthworks: (a) result in a maximum vertical dimension or minimum horizontal dimension of 1m for either: (i) a single level change; or (ii) any step in a series of level changes. (b) locates the crest of any cut or toe of any fill no closer than 0.6m to any lot boundary; (c) limits cut and fill to less than 1m in height for construction of transport network elements. Note—Development may be required to accommodate cutting, filling, retaining walls and earthworks by providing larger lot dimensions than those stated in Table 9.4.10.3.B. *Note—The transport network is any element that provides for the movement of vehicles, pedestrians or cyclists other than the internal function and operation of a site and may include public space, publicly accessible private space or private space if through movement or public access is intended.*	AO2.1 A performance outcome is sought against AO2.1 regarding the sandstone retaining walls of up to 1.6m in height within the Lot 900 bioretention basin. Compliance with PO2 is demonstrated on the following basis: the earthworks achieve a balanced cut to fill volume of approximately 5,000m^3, and retaining walls to the residential lots are single-tier walls not exceeding 1.0m in height, so that the lots do not rely on excessive cut and fill, the taller sandstone walls are confined to the basin within land to be dedicated to Council, form part of the stormwater treatment infrastructure and are integrated with planted batters. Road grades comply with Council's design standards; and all retaining walls will be designed and certified by an RPEQ structural engineer.	☐Compliant ☐N/A ☒Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
adjoining the site; (ii) Provide finished ground levels that facilitate development of the lots for the intended purpose without the need to provide additional retainin walls.	AO2.2 Development involving a lot with an area less than 450m2 is located on a site with a maximum average slope of: (a) 1 into 10 on the shortest lot axis; (b) 1 into 15 on the longest axis.	AO2.2 The site falls gently towards the north at average grades of approximately 2%, well within the maximum average slope of 1 in 10 on the shortest lot axis and 1 in 15 on the longest axis.	☒Compliant ☐N/A ☐Performance Solution
	AO2.3 Development ensures that the minimum rectangle dimension specified in Table 9.4.10.3.B is located on land with an existing slope of: (a) less than 1 in 6 on a lot less than 180m2 or; (b) less than 1 in 5 on a lot 180m2 or greater. *Note—A minimum rectangle dimension sited on level to gently sloping land is required to ensure that lots are able to be developed for a dwelling in accordance with the requirements of the planning scheme.* *Note—The minimum rectangle dimension is to be located within the net developable area of any site where in the Emerging community zone.*	AO2.3 The minimum rectangle dimension for each lot is located on land with an existing slope of approximately 2%, being less than 1 in 5. No lot is less than 180m².	☒Compliant ☐N/A ☐Performance Solution
	AO2.4 Development does not involve the creation of canals or artificial waterways.	AO2.4 The proposal does not involve the creation of canals or artificial waterways.	☒Compliant ☐N/A ☐Performance Solution
PO3 Development provides roads, associated pavement and concrete	AO3.1 Development provides roads, pavement and concrete kerb and channel that provide	AO3.1 The proposal provides new roads with concrete kerb and channel, comprising Road 2	☒Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
kerb and channel to every road the development has frontage to and lot access, that is designed and constructed: (a) in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; (b) for the type of vehicle, pedestrian and cyclist use appropriate to the site and intended use; (c) to be safe for the vehicles, buses, pedestrians and cyclists expected to be accessing the lot; (d) to maintain the safety and efficiency of the transport network for vehicles, buses, pedestrians and cyclists; (e) at an adequate width, suitable gradient and appropriate construction standard; (f) to avoid unreasonable detriment or nuisance to an adjacent premises; (g) to preserve the amenity and function of the public realm in accommodating: (i) high levels of pedestrian traffic; (ii) large subtropical street trees; (iii) on-street parking.	for: (a) design and construction in accordance with the road hierarchy; (b) safe travel for pedestrian, cyclists and vehicles; (c) access to properties for all modes; (d) utilities; (e) high levels of aesthetics and amenity, improved liveability and future growth; (f) a high-quality streetscape; (g) a low-maintenance asset with minimal whole-of-life cost. *Editor's note—See Section B for additional requirements where new road is proposed.*	and the Botanica Street extension with a 5.5m pavement within a 14.0m road reserve and a 1.2m footpath along one side, and the interim Road 1 access as a 6.0m concrete driveway within an 8.5m road reserve. The Transport Impact Assessment prepared by Rytenskild Traffic Engineering confirms the road reserve widths and intersection arrangements are generally in accordance with Council's road design standards. Verge and footpath works along the Rochedale Road frontage are not shown on the proposal plans and can be conditioned by Council.	☐N/A ☐Performance Solution
	AO3.2 Development provides access to each lot in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO3.2 Each lot is provided with access in accordance with the Transport, access, parking and servicing planning scheme policy, with indicative crossover locations shown on the Plan of Subdivision prepared by Survey Mark and Lots 1 to 4 sharing a single driveway. The vehicle access arrangements for the development are addressed in the Transport Impact Assessment prepared by Rytenskild Traffic Engineering.	☒Compliant ☐N/A ☐Performance Solution
	AO3.3 Development provides each lot with access to a public road other than a major road, that is:	AO3.3 All lots obtain access to the internal minor road network, and no lot obtains direct access to Rochedale Road. Lots 5 to 43 have direct	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(a) direct; or (b) via a formal access arrangement that is: (i) registered on a title over another lot; or (ii) a reciprocal access easement; or (iii) over common property; (iv) located as far away as practicable from an existing or proposed dwelling; (v) compliant with the road corridor design standards in the Infrastructure design planning scheme policy; (c) the width specified: (i) in the Transport, access, parking and servicing planning scheme policy where an access way to a rear lot in the Low density residential zone, Character residential zone, Low-medium density residential zone or Emerging community zone; or (ii) in Table 9.4.10.3.B where in any other zone; (d) compliant with the standard vehicle type requirements for the zone and zone precinct applicable to the site and intended use.	frontage and access to Road 2 or the Botanica Street extension. Lots 1 to 4 share a single driveway via a 4.0m wide access easement shown on the Plan of Subdivision prepared by Survey Mark, to be registered on title.	
	AO3.4 Development provides safe sight distances at the following locations: (a) an access point along the frontage of	AO3.4 Corner truncations are provided at each internal intersection, as shown on the Plan of Subdivision prepared by Survey Mark. The	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	each lot; (b) a junction and an intersection, including corner truncation; (c) a pedestrian or cyclist crossing.	Rochedale Road / Road 1 intersection has been assessed in the Transport Impact Assessment prepared by Rytenskild Traffic Engineering, and sight distances at lot access points, intersections and the pedestrian and bicycle link will be confirmed at detailed design, which can be conditioned.	
	AO3.5 Development provides grades within a lot that: (a) enable vehicular access to be achieved in accordance with the Transport, access, parking and servicing planning scheme policy; (b) do not require cut and fill in excess of 1m in height.	AO3.5 All lots are graded at a minimum of 0.9% towards the internal road, enabling vehicular access in accordance with the Transport, access, parking and servicing planning scheme policy. Retaining walls to the residential lots are single-tier walls not exceeding 1.0m in height.	☒Compliant ☐N/A ☐Performance Solution
PO4 Development provides for the delivery of infrastructure and maintains the safety, efficiency and capacity of infrastructure networks. *Editor's note—See section 128 (Necessary infrastructure conditions) and section 145 (Conditions local government may impose) of the Planning Act 2016.*	AO4.1 Development provides land and works for infrastructure and services in compliance with the: (a) Local government infrastructure plan; (b) standards in the Infrastructure design planning scheme policy; (c) Refuse planning scheme policy; (d) Transport, access, parking and servicing planning scheme policy; (e) Long term infrastructure plan; (f) codes and planning scheme policies that apply to the site.	AO4.1 The development provides land and works for infrastructure and services in accordance with the relevant standards, as detailed in the Engineering Services Report prepared by Civil 360 and the Conceptual Stormwater Management Plan prepared by Biome Water and Environmental Consulting. The Local government infrastructure plan park item affecting the site (ROC-A1-015) has been delivered through approval A005652939, and no further park land is required. Lots are serviced by kerbside refuse collection, with a temporary turnaround for refuse collection vehicles over Lot 202 until Stage 2B. Any	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
		footpath works along the Rochedale Road frontage can be conditioned by Council.	
	AO4.2 Development provides a stormwater system in compliance with the standards in the Stormwater code that has sufficient capacity to enable lawful uses appropriate to the intended use for the locality under the planning scheme.	AO4.2 The Conceptual Stormwater Management Plan prepared by Biome Water and Environmental Consulting demonstrates a stormwater system in compliance with the Stormwater code. A permanent bioretention basin within Lot 900 with a filter area of 210m² achieves load reductions of 80% for total suspended solids, 60% for total phosphorus, 45% for total nitrogen and 90% for gross pollutants. A temporary detention basin within Lot 201 limits discharge to the capacity of the existing Rochedale Road system until the downstream connection to the north is available. Minor flows are piped and major flows are conveyed within the road reserve to the lawful point of discharge.	☒Compliant ☐N/A ☐Performance Solution
	AO4.3 Development provides for a corner truncation of each corner of a site with a road frontage, if not already provided, that is: (a) in compliance with the road corridor design standards in the Infrastructure design planning scheme policy; or (b) a 6m long by 3 equal chord truncation if a minor road.	AO4.3 Corner truncations are provided to each corner lot at the new road intersections, as shown on the Plan of Subdivision prepared by Survey Mark, and will be designed in accordance with the Infrastructure design planning scheme policy.	☒Compliant ☐N/A ☐Performance Solution
PO5 Development provides for safe and	AO5 Development ensures that lot density,	AO5	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
healthy occupation of the lots relative to risks, hazards and land uses that adversely affect the normal occupation of the lot by the intended land use and activities associated with that use.	location, arrangement and dimensions address potential adverse impacts on the normal occupation of the lot for its intended use and associated activities, by: (a) identifying the sources of potential hazards including air, noise, dust, light, contaminated land and electromagnetic emissions; (b) avoiding the hazard; or (c) mitigating hazard impacts, including through buffers, structures or other necessary measures. *Note—Overlays and neighbourhood plans provide information about potential risks and hazards and how to address them. However, the planning scheme may not reflect risks and hazards determined as part of the analysis of the site and its surrounds and assessment of the development or changed circumstances or those associated with:* ▪ *contaminated land;* ▪ *transport noise corridors on State-controlled roads and the rail network.* *The Queensland Government's Contaminated land register and Environmental management register should be consulted regarding contaminated land. The State Planning Policy Interactive Mapping System should be consulted regarding transport noise corridors.*	Potential hazards affecting the site have been identified, comprising the overland flow path along the eastern boundary and the bushfire hazard mapped under the Bushfire overlay. The overland flow path is largely contained within Stage 2B and, in the ultimate scenario, 1% AEP flows are contained within the neighbourhood spine road to the east. Bushfire hazard is addressed against the Bushfire overlay code.	☒Compliant ☐N/A ☐Performance Solution
Additional performance outcomes and acceptable outcomes for reconfiguring a lot involving: (a) rearranging the boundaries of a lot; or			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) volumetric format plan subdivision; or (c) a site in 2 or more zones, zone precincts, neighbourhood plan precincts or overlay sub-categories.			
PO6 Development ensures that any rearrangement of a lot boundary: (a) does not create additional lots; (b) wholly contains infrastructure and services within the lot they serve; (c) results in lots having a dimension, arrangement and size that maintains or improves consistency with the: (i) character intended for the locality; (ii) outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site.	AO6 No acceptable outcome is prescribed.	AO6 The proposal is not for the rearrangement of lot boundaries. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO7 Development ensures that volumetric format plan subdivision and any associated statutory easements: (a) facilitate efficient development; (b) ensure reasonable and practical access to services, facilities and infrastructure appropriate to the current and any intended future use of the premises; (c) are in accordance with an existing development approval or approved building;	AO7 No acceptable outcome is prescribed.	AO7 The proposal is not for a volumetric format plan subdivision. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(d) are consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site.			
PO8 Development ensures that a subdivision involving 2 or more zones, zone precincts, a neighbourhood plan precinct or overlay sub- categories, provides for the: (a) different lot design requirements that are applicable to the zones, zone precincts, neighbourhood plans and overlays and applicable to the site; (b) lawful uses intended for the site and the locality.	AO8.1 Development ensures that the boundary between the zones, zone precincts, neighbourhood plans, overlays and land uses are reflected in the design, arrangement and boundaries for proposed lots to the extent relevant.	AO8.1 The site is within both the Low density residential sub-precinct (NPP-005b) and the Low-medium density residential sub-precinct (NPP-005c) of the Rochedale urban community neighbourhood plan. Both sub-precincts are within the Emerging community zone and anticipate dwelling houses, with the same lot dimensions in Table 9.4.10.3.B applying to each. The layout responds to the split designation by locating larger lots generally along Rochedale Road and smaller lots within the internal portion of the site, with the yield of 43 lots representing an intermediate density between the densities anticipated in each sub-precinct.	☒Compliant ☐N/A ☐Performance Solution
	AO8.2 Development includes separation, buffers, management zones or other means to address any adverse amenity, health or safety impacts caused by an adjacent use.	AO8.2 Land adjoining the site is within the Emerging community zone and is approved or proposed for residential subdivision. The subject site is not adjacent to a use causing adverse amenity, health or safety impacts. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO8.3 Development provides lot dimensions and size in each different zone, zone precinct, neighbourhood plan and land use that is in compliance with Table 9.4.10.3.B.	AO8.3 Lots within each sub-precinct are consistent with Table 9.4.10.3.B as it applies in the Emerging community zone and with the lot size provisions of the Rochedale urban community neighbourhood plan, as outlined in the response to AO1.1.	☒Compliant ☐N/A ☐Performance Solution
Section B—Transport, traffic and movement outcomes for reconfiguring a lot involving: (a) 10 or more lots; or (b) road reserve or new road; or (c) cycle or pedestrian routes.			
PO9 Development ensures that the transport network and all its component elements is designed to: (a) facilitate the efficient and cost-effective provision and maintenance of infrastructure; (b) deliver the intended functional outcome of each element; (c) have a clear hierarchical structure using the existing network classification; (d) provide a high level of internal accessibility and external connectivity for local vehicle, pedestrian and bicycle networks and where relevant, public transport and freight networks. *Note—A traffic impact assessment may be*	AO9 Development provides a transport network that: (a) is designed and constructed in compliance with the Infrastructure design planning scheme policy and the Transport, access, parking and servicing planning scheme policy; (b) completes, aligns and integrates with the relevant components of the surrounding transport network identified through: (i) the Road hierarchy overlay map; (ii) the Bicycle network overlay map; (iii) the Streetscape hierarchy overlay map; (iv) any other overlay, neighbourhood plan, preliminary approval, development approval, structure plan or other plans agreed by the	AO9 The transport network has been designed in accordance with the Infrastructure design planning scheme policy and the Transport, access, parking and servicing planning scheme policy, and integrates with the Road hierarchy, Bicycle network and Streetscape hierarchy overlays and with the road network of approved and proposed development on adjoining land, as shown on the Structure Plan prepared by Survey Mark. The Transport Impact Assessment prepared by Rytenskild Traffic Engineering confirms the access arrangements, internal road network and servicing arrangements are satisfactory. A temporary turnaround suitable for a refuse collection vehicle is provided over Lot 202 at the eastern stub of Road 2 until the road is extended in Stage 2B.	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
required in accordance with the Transport, access, parking and servicing planning scheme policy to demonstrate this performance outcome is satisfied. *Note—The transport network is any element that provides for the movement of vehicles, pedestrians or cyclists other than the internal function and operation of a site and may include public space, publicly accessible private space or private space if through movement or public access is intended.*	Council, over the subject site or land adjoining and in the locality of the subject site; (v) a traffic impact assessment report in accordance with the Transport, access, parking and servicing planning scheme policy and the report outcomes as agreed by the Council; (c) when resulting in a stub road for a proposed future road connection, provides a turn-around area or easement in compliance with the {Link, 10350,Refuse planning scheme policy and the Infrastructure design planning scheme policy. *Note—The majority of relevant standards identified in the planning scheme are located in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.* *Note—This outcome can be demonstrated through an application that:* ▪ *is accompanied by sufficient information (including computer modelling input and output data) to allow the proposed development to be properly assessed against the requirements of this code and the standards and guidelines of the Transport, access, parking and*		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	servicing planning scheme policy; ▪ *is certified by a Registered Professional Engineer Queensland that all plans, documents and dimensioned drawings comply with the requirements of this code and/or the standards and guidelines of the Transport, access, parking and servicing planning scheme policy and that any computer modelling input and output data is accurate, reasonable and carried out in accordance with sound traffic engineering practices.*		
PO10 Development provides permeable, connected, attractive and safe pedestrian and bicycle networks that: (a) are designed to provide permeability for pedestrians and cyclists having regard to the surrounding area and existing and future networks; (b) are safe, suitably shaded and embellished, attractive and efficient; (c) link destinations such as major developments, public transport stops and parks along the safest, most direct and convenient routes; (d) provide routes that are on areas of least slope and avoid potential	AO10.1 Development provides a pedestrian and bicycle network that connects into the broader network of proposed and existing pathways, that: (a) is in compliance with the Infrastructure design planning scheme policy and any overlay, neighbourhood plan, preliminary approval, development approval that applies to the site or structure plan relevant to the site; or (b) uses a pedestrian and bicycle accessibility grid-based network throughout the development where no overlay, neighbourhood plan, preliminary approval, development approval or structure plan applies. *Note—The Infrastructure design code requires the creation of footpaths and bikeways in*	AO10.1 The development provides a 1.2m footpath along one side of Road 2 and the Botanica Street extension, connecting to pathways in adjoining development via the road connections to the north, east and south shown on the Structure Plan prepared by Survey Mark. From Stage 2A, the interim Road 1 access is converted to a 2.0m pedestrian and bicycle link, providing a direct connection between the internal road network and Rochedale Road.	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
hazards such as flooding; (e) run predominantly along public spaces including streets or parks that are fronted by dwellings; (f) are located where there is casual surveillance, avoiding an area with a major break in surveillance and an unlit area at night; (g) are widened at potential vehicle conflict points. *Note—While the road layout may include no through roads such as cul-de-sacs in limited circumstances, the pedestrian and bicycle network may not.* *Note—Pedestrian and bicycle networks should be designed in conjunction with the design of the road network and lot layout.*	*compliance with the standards and specifications in the transport network and road corridor design sections of the Infrastructure design planning scheme policy, where in the road reserve or through a park.* AO10.2 Development provides pathway links outside the road corridor that: (a) comply with the Infrastructure design planning scheme policy; (b) incorporate key elements of crime prevention through environmental design, including: (i) having a maximum length of 40m; (ii) providing a direct line of sight between ends of the link; (iii) connecting between the road network and the park where development is located between them. *Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.* *Note—A minimum of 50% of any park frontage should be to a minor road.*	AO10.2 The Stage 2A pedestrian and bicycle link within the Road 1 reserve is approximately 32m long and straight, providing a direct line of sight between Rochedale Road and Road 2. The link incorporates a 2.0m concrete path, bollards at each end and landscaping, and will be designed in accordance with the Infrastructure design planning scheme policy. The site is not located between the road network and a park.	☒Compliant ☐N/A ☐Performance Solution
PO11 Development provides a road reserve and carriageway that is of sufficient design, width and arrangement to	AO11 Development provides a road reserve and carriageway that is designed in compliance with its road hierarchy classification within	AO11 Road 2 and the Botanica Street extension provide a 5.5m pavement within a 14.0m road reserve, which the Transport Impact	☒Compliant ☐N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
preserve the function of the road hierarchy and address all impacts on the road network, including: (a) safe and efficient movement of users, including vehicles, cyclists and pedestrians; (b) vehicle parking; (c) access to properties, including accommodation of the largest design service vehicle; (d) construction and maintenance of public utilities; (e) landscaping, street trees and shading; (f) safety and visibility; (g) integrated pedestrian and cyclist movement and safety; (h) noise reduction; (i) required design vehicles; (j) utility services.	the Infrastructure design planning scheme policy.	Assessment prepared by Rytenskild Traffic Engineering confirms is generally in accordance with Council's road design standards and accommodates refuse collection vehicles. The road reserve accommodates the footpath, street trees and services.	☐Performance Solution
PO12 Development provides a road network that: (a) includes a minor road network that creates convenient and safe movement between uses and to major roads; (b) positively contributes to and enhances the bicycle network and streetscape hierarchy; (c) caters for the expected vehicle,	AO12.1 Development provides a road network which is designed and constructed in compliance with the Infrastructure design planning scheme policy.	AO12.1 The road network is designed in accordance with the Infrastructure design planning scheme policy, with road grades complying with Council's design standards and horizontal curves of 13.0m radius assisting with speed control.	☒Compliant ☐N/A ☐Performance Solution
	AO12.2 Development provides a minor road frontage for a minimum 50% of any park edge where involving new park or adjoining the site of an existing or approved park.	AO12.2 The proposal is not for development involving new park, and the subject site does not adjoin an existing or approved park. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
pedestrian and cyclist use; (d) utilises geometry consistent with the standards relevant for the road hierarchy; (e) provides safe vehicular access to each lot where direct lot access is allowed; (f) prevents the needs for traffic-calming devices and ensures speed management is achieved by geometric design and arrangement of roads and paths; (g) provides safe pedestrian and cyclist crossings; (h) minimises the need for earthworks; (i) provides minor roads adjoining and overlooking the public parks network; (j) enables the creation of lots that facilitate sufficient solar access for potential dwellings, buildings, structures and activity areas; (k) maximises the quality of the public realm, provision of street trees and availability of on-street parking.	AO12.3 Development provides road network that: (a) is generally orientated on a modified grid pattern that allows for topographic constraints; (b) facilitates the following orientation wherever possible: (i) generally north-south roads, to allow lots to have their long axes typically orientated east-west; (ii) generally east-west roads, to allow lots to have their long axes typically orientated north-south.	AO12.3 The road network follows a modified grid pattern, with Road 2 running generally east-west so that the majority of lots have their long axes orientated generally north-south, and with future connections to adjoining land to the north, east and south as shown on the Structure Plan prepared by Survey Mark.	☒Compliant ☐N/A ☐Performance Solution
PO13 Development provides connected road, pedestrian and bicycle networks.	AO13 Development involving new road ensures that a no through road is included only where: (a) physical features obstruct road	AO13 The ultimate road network does not include a no through road. Road 2 and the Botanica Street extension are stub roads for future connections to adjoining development land to	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	network continuity; (b) it is demonstrated that there is no alternative road layout, option or arrangement to provide for road continuity; (c) connections with a direct line of sight are provided to existing, proposed or potential through-streets for pedestrians and cyclists at the end of any no through road; (d) a manoeuvring area is dedicated for the road stub at the end of a no through minor road, in compliance with the standards in the Infrastructure design planning scheme policy and the Transport, access, parking and servicing planning scheme policy; (e) if for residential development, a no through road: (i) accommodates a maximum of 200 vehicle movements per day; (ii) provides a visible manoeuvring area from the no through road entrance; (iii) is no longer than 150m. (f) if for industrial development, a no through road acco`mmodates a maximum of 1,000 vehicle movements per day. *Note—Physical features that might obstruct road network connectivity include waterways,*	the north, east and south, as shown on the Structure Plan prepared by Survey Mark. In the interim, access is provided via the temporary Road 1 connection to Rochedale Road, and a temporary turnaround suitable for a refuse collection vehicle is provided over Lot 202, consistent with AO9(c).	

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	parks or significant land use change. The road layout should be designed to overcome the constraint or alternative arrangements such as infrastructure solutions should be provided. If no practical option exists, then this must be demonstrated in the development application.		
PO14 Development maximises opportunities to provide on-street car parking where: (a) in compliance with the intended function of the road; (b) taking into consideration kerb space requirements for: (i) bus stops, passenger set down, servicing and traffic control devices; (ii) street trees and landscaping; (iii) street furniture and public signage; (iv) utilities and other infrastructure.	AO14 Development provides on-street car parking in compliance with the Infrastructure design planning scheme policy and Transport, access, parking and servicing planning scheme policy.	AO14 On-street parking is accommodated within the internal road network in accordance with the Infrastructure design planning scheme policy and the Transport, access, parking and servicing planning scheme policy. The indicative crossover locations on the Plan of Subdivision prepared by Survey Mark, including the shared driveway for Lots 1 to 4, and the street tree locations on the Statement of Landscape Intent prepared by Scenetics Landscape Planners & Consultants maintain kerb space for on-street parking.	☒Compliant ☐N/A ☐Performance Solution
PO15 Development provides intersection designs that ensure: (a) safety, efficient function and visibility for vehicles, pedestrians and cyclists; (b) verge areas that provide sufficient space for safe pedestrian movement; (c) sufficient space for infrastructure	AO15 Development provides intersections that are designed in compliance with the Infrastructure design planning scheme policy.	AO15 A performance outcome is sought against AO15 regarding the right-turn treatment at the Rochedale Road / Road 1 intersection. Compliance with PO15 is achieved through basic right-turn (BAR) and basic left-turn (BAL) treatments, in place of the channelised right-turn (CHR) treatment warranted under 2038 design volumes, given the temporary nature of the access, the low right-turn demand of	☐Compliant ☐N/A ☒Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
and traffic management.		approximately 15 vehicles in the afternoon peak hour, the conservative 2038 design horizon and the same layout operating at the Rochedale Road / Ford Road intersection. Internal intersections are designed in accordance with the Infrastructure design planning scheme policy. Refer to Section 4.3 of the planning report for the full justification.	
PO16 Development provides a transport network that caters for the extension of existing or future public transport routes and infrastructure including safe pedestrian set-down and pick-up facilities.	AO16 Development provides bus infrastructure and intersections that are designed in compliance with the Infrastructure design planning scheme policy and the Transport, access, parking and servicing planning scheme policy.	AO16 The proposal is not for development including a public transport route or bus infrastructure. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO17 Development provides a transport network that is: (a) designed to operate safely for users, pedestrians and cyclists; (b) ensures emergency access or evacuation in emergencies.	AO17 Development provides a secondary road access if access to lots is used by more than 1,000 vehicles per day.	AO17 The Transport Impact Assessment prepared by Rytenskild Traffic Engineering estimates traffic generation for the development well below 1,000 vehicle movements per day. The proposal is not for development where access to lots is used by more than 1,000 vehicles per day. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
Section C—Specific performance outcomes and acceptable outcomes applicable to development			
Section C1—Development for reconfiguring a lot involving any of the following: (a) a site that is more than 1ha in the Emerging community zone; or (b) the number of potential dwellings is 20 or more in the Emerging community zone; or (c) a site that is more than 7,000m2 in the Low density residential zone or low-medium density residential zone; or (d) the number of lots is 20 or more; or (e) the opening of a new road, creation of a park, the creation of a bicycle and pedestrian network element; or			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(f) the creation of more than 50% of the lots with an area less than 350m^2 where not associated with a material change of use or in accordance with an approved building, if in a zone other than the low-medium density residential zone. *Note—Refer to the Structure planning planning scheme policy for guidance on how to calculate potential dwelling numbers for lots not intended to accommodate dwelling houses or where reconfiguring a lot is not proposed in conjunction with a material change of use.*			
PO18 Development delivers contained, sustainable and functional communities comprised of walkable, highly connected and legible neighbourhoods that ensure: (a) the lot frontage of all residential lots is within: (i) 400m walking distance from a local park, community hub or other central focal point to create a strong and positive neighbourhood identity; (ii) 800m walking distance of a local shop and services; (b) the greatest intensity of development is within 400m walking distance from: (i) a centre other than a Neighbourhood centre; (ii) high frequency public transport; (c) if residential development, a variety of lot sizes are provided to accommodate a range of dwellings consistent with the zones, zone precincts,	AO18.1 Development is designed and sited in compliance with: (a) the structure outlined in a neighbourhood plan, a development approval or a preliminary approval that is relevant to the full nature and extent of the development and that clearly indicates the following: (i) integration, connection and relationship of the site with surrounding land uses; (ii) roads, pathways, bicycle and public transport stops and stations; (iii) character and environmental values and development constraints; (iv) parks and key destinations such as centres and community facilities; or (b) a structure plan prepared in accordance with the Structure planning planning scheme policy. *Note—A neighbourhood plan, preliminary approval or development approval must provide*	AO18.1 The development is designed in accordance with the Structure Plan prepared by Survey Mark, prepared to address the Structure planning planning scheme policy. The Structure Plan has regard to approved and proposed development to the north, east and south, and demonstrates the integration of the road, pedestrian and bicycle network with surrounding land, the response to development constraints including stormwater and overland flow, and the orderly development of adjoining land.	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
neighbourhood plans and overlays that apply to the site; (d) connected transport and public parks networks are provided to encourage public and active transport use within and between neighbourhoods; (e) an interconnected street pattern that results in safe, connected and permeable neighbourhoods; (f) centrally located parks; (g) sites are provided for community activities, services and facilities and utilities; (h) integrated development with compatible surrounding development approvals and established residential areas; (i) the outcomes of neighbourhood plans are delivered; (j) site characteristics and setting are addressed including character and environmental values and development constraints, as detailed in an applicable neighbourhood plan or overlay or as determined through a structure planning process. *Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in*	*comprehensive information that guides the land use pattern, scale, arrangement, connections, transport network and relationship of the development to surrounding features and values. A structure plan must be prepared in accordance with the Structure planning planning scheme policy* where this information is insufficient.		
	AO18.2 Development likely to generate significant pedestrian movements provides a layout with a: (a) maximum street block length of 220m; (b) maximum street block depth of 80m; (c) mid-block pedestrian pathway: (i) every 150m of street block length or part thereof where a street block length exceeds 200m; (ii) providing a minimum 5m wide direct line of sight between the link ends.	AO18.2 The proposal is for a residential subdivision of 43 lots that is not likely to generate significant pedestrian movements. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
demonstrating the achievement of this outcome. A structure plan must be prepared where in the Emerging community zone. *Note—In interpreting PO18(b)(ii) the term 'high frequency public transport' means a public transport stop providing 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm.*			
PO19 Development ensures that the layout retains and responds to: (a) physical features such as topography, natural drainage systems and significant vegetation; (b) existing heritage or character buildings; (c) adjoining existing uses and the transport and public park networks.	AO19.1 Development retains and incorporates significant vegetation within a park, the road reserve, waterways or corridors, common property or private open space areas. *Note—The Vegetation planning scheme policy provides guidance on determining what significant vegetation is to be considered in demonstrating achievement* of this outcome	AO19.1 The Ecological Assessment prepared by Biome Water and Environmental Consulting confirms that vegetation on the site is non-endemic, with no Significant Landscape Trees or koala habitat trees present. The subject site is not within an area containing significant vegetation. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO19.2 Development integrates heritage or character buildings with community facilities or shared facilities.	AO19.2 The subject site is not within the Heritage overlay or the Traditional building character overlay. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO20 Development provides a layout that supports pedestrian access to public transport services by locating: (a) a high proportion of dwellings close to public transport stops; (b) higher density residential	AO20 Development provides 90% or more of lots and all non-residential uses intended for public visitation within a 400m walking distance of an existing or future stop on a public transport route or a dedicated public pedestrian access point to a railway	AO20 The development provides 90% or more of the proposed lots within a 400m walking distance of an existing stop on a public transport route along Rochedale Road.	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
development close to transport stops; (c) non-residential or high trip-generating uses immediately proximate to transport stops.	or busway station.		
PO21 Development provides a high proportion of lots that can accommodate climate-responsive subtropical building design for solar access and breeze.	AO21.1 Development provides lots that are generally designed and positioned to locate: (a) small lots or the greatest dwelling densities on north-facing slopes with gradients of less than 15%; (b) larger lots or the lowest dwelling densities on south-facing slopes or parts of the site where solar access is poor.	AO21.1 The site falls gently towards the north at average grades of approximately 2% (Engineering Services Report prepared by Civil 360), providing north-facing land with gradients well below 15% for the small lots. The site does not contain south-facing slopes or areas of poor solar access requiring larger lots.	☒Compliant ☐N/A ☐Performance Solution
	AO21.2 Development involving a small lot that has a building envelope plan, or provides for integrated small lot development, identifies on the building envelope plan private open space orientated to the north or north-east if this can be accommodated to the rear or side of buildings.	AO21.2 The proposal is not for a small lot with a building envelope plan or for integrated small lot development. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO22 Development provides a range of lot sizes and types mixed in one location and located on any street frontage that: (a) meet the housing choice outcomes for the zone, zone precinct or neighbourhood plan;	AO22.1 Development provides a range of lot sizes that comply with: (a) the zone, zone precinct, neighbourhood plan, preliminary approval or development approval; or (b) if there is no neighbourhood plan, preliminary approval or development	AO22.1 The development provides a range of lot sizes from 300m² to 518m², comprising small lots, standard lots and two rear lots, consistent with the mix of residential lot sizes sought by AO7.2 of the Rochedale urban community neighbourhood plan code for the Low density and Low-medium density residential sub-	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) is consistent with the surrounding lot character; or (c) provides a gradual transition in lot character where the site's location provides opportunities to locate near public transport stops and stations and enables ease of access to services and facilities. *Note—A performance outcome for a small lot that does not comply with AO22.2 requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and the Land Act 1994.*	approval that specifies or provides sufficient information on the range, scale, mix and density of lots, a maximum of 18 dwellings per hectare in the Low density residential zone, and 24 dwellings per hectare in the Low-medium density residential zone; or (c) if there is no neighbourhood plan, preliminary approval or development approval that specifies or provides sufficient information on the range, scale, mix and density of lots, the requirements of Table 9.4.10.3.B and surrounding lot character consistent with the proposed uses of the site. *Note—The density of dwellings per hectare is calculated based on the number of dwellings (such as dwelling houses, multiple dwellings) relative to the area of the site for proposed lots intended for dwellings and inclusive of land intended to be included in the Local zone precinct of the Open space zone and local roads.*	precincts. The yield of 43 lots represents an intermediate density responding to the site's location across both sub-precincts.	
	AO22.2 Development fronting an existing or proposed road provides: (a) no more than 6 contiguous small lots that are separated by no less than 2 standard lots from other small lots, where in the Emerging community zone, Low density residential zone and Character residential zone;	AO22.2 A performance outcome is sought against AO22.2 regarding the grouping of small lots. Compliance with PO22 is demonstrated on the following basis: small lots are arranged in groups generally of four to six contiguous lots, punctuated by standard lots of 450m² or greater (Lots 10, 16, 25, 32, 37 and 43), consistent with Council's pre-lodgement	☐Compliant ☐N/A ☒Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(b) no more than 6 contiguous small lots that feature abutting built to boundary walls, where in the Low-medium density residential zone; (c) if adjoining land in the Residential zones category or the Emerging community zone: (i) a consistent lot character; (ii) a gradual transition in lot sizes, dimensions and layout where within 400m walking distance from a centre other than a Neighbourhood centre, and high frequency public transport. *Note—Identification of a development footprint plan can assist in demonstrating achievement of this acceptable outcome. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.* *Note—In interpreting AO22.2(c)(ii) the term 'high frequency public transport' means a public transport stop providing 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm.*	advice to limit groups to six adjoining small lots with standard lots of at least 450m² between groups. The single run of seven small lots (Lots 17 to 23) is a minor departure that does not detract from streetscape variation, with the run including Lots 19 and 20 (382m² and 423m², with frontages of 11.43m and 12.5m) and Lot 23 (439m²), providing variation in lot width and future dwelling form. The Plan of Subdivision prepared by Survey Mark identifies indicative crossovers and optional built-to-boundary walls for each lot, and the lot mix is consistent with the housing choice outcomes of the Rochedale urban community neighbourhood plan.	
PO23 Development involving lots for non-residential, centre or mixed use development is provided in the	AO23 Development involving lots for non-residential, centre or mixed use development in a residential	AO23 The proposal is not for lots for non-residential, centre or mixed use development. As such, this criterion is not applicable.	☐Compliant ☒N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
following appropriate locations that take advantage of: (a) site access opportunities or restrictions; (b) positive streetscape or park interface opportunities; (c) opportunities to locate near transport stops or on transport routes; (d) uses and building forms to act as noise buffers to external noise sources such as major roads, railways or other non-residential uses; (e) development interfaces and land use transitions to residential uses.	neighbourhood or subdivision are located: (a) with a frontage to a road higher than a minor road in the road hierarchy that can serve as the primary vehicle access point; (b) on the end of street blocks or corners; (c) within 200m walking distance of a dedicated public pedestrian access point of, or is integrated with, a public transport stop or station; (d) so that the change of use between residential and non-residential uses occurs along the shared rear boundaries of lots.		☐Performance Solution
PO24 Development provides a lot mix and location within a residential neighbourhood or subdivision that supports positive streetscape outcomes and balances expected building forms, driveway frequency, on-street parking, water sensitive urban design and other elements.	AO24.1 Development where providing lots for multiple dwellings: (a) facilitates direct pedestrian and vehicle access to ground-floor dwellings; (b) locates lots: (i) on corner sites; or (ii) at the ends of street blocks; or (iii) where they have dual frontage. *Note—Vehicle access in the form of shared driveways and crossovers is desirable to maximise the availability of on-street car parking and provision of street trees.*	AO24.1 The proposal is not for lots for multiple dwellings. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO24.2 Development ensures that a lot that is less	AO24.2	☒Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	than 350m2 or with a frontage width less than 10m: (a) is located mid-block or adjacent to a park where there is dual frontage; (b) is located in a group up to but not more than 6 in a row to enable integrated design and construction solutions; (c) if serviced by a rear lane, the lane is no longer than 60m in length.	The proposal achieves compliance with the Performance outcome in this instance. Compliance with PO24 is demonstrated on the following basis: lots less than 350m² are predominantly located mid-block in groups of no more than four in a row, no lot has a frontage width less than 10m and no rear lane is proposed. Lots 5 and 6 (336m² and 343m²) are located on the corners of the Road 2 / Botanica Street intersection rather than mid-block; each has a frontage of approximately 37m across both road frontages, providing ample kerb space for a crossover, street tree planting and on-street parking, so that driveway frequency and streetscape outcomes are not compromised.	☐N/A ☐Performance Solution
	AO24.3 Development provides for larger lots located on corners or at the end of T-intersections.	AO24.3 A performance outcome is sought against AO24.3 regarding the size of the corner lots at the Road 2 / Botanica Street intersection. Compliance with PO24 is demonstrated on the following basis: standard lots are located at the Road 1 / Road 2 corner (Lot 43, 452m²) and at the eastern end of Road 2 (Lot 25, 450m²). Lots 5 and 6 on the corners of the Road 2 / Botanica Street intersection are 336m² and 343m², but each has a frontage of approximately 37m across both road frontages, accommodating a crossover, street trees and kerb space in the manner sought for corner lots.	☐Compliant ☐N/A ☒Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO25 Development involving a lot intended for a dwelling house is of a regular shape and an appropriate size and dimensions: (a) for the siting and construction of any existing or potential dwelling houses and any ancillary building or activity; (b) to maximise outdoor private space, privacy and amenity; (c) to provide convenient on-site vehicle access and parking.	AO25.1 Development provides lots that are rectangular or regular in shape, with the depth dimension greater than the width dimension and in accordance with Table 9.4.10.3.B.	AO25.1 All lots are rectangular or regular in shape, with the depth dimension greater than the width dimension, and are consistent with Table 9.4.10.3.B as outlined in the response to AO1.1.	☒Compliant ☐N/A ☐Performance Solution
	AO25.2 Development with lots less than 600m2 provides lots that are rectangular or regular in shape and has a minimum of 65% of lots orientated in accordance with Figure a.	AO25.2 All proposed lots are less than 600m² and are rectangular or regular in shape. The majority of lots front Road 2, which runs generally east-west, giving those lots a long axis orientated generally north-south consistent with the preferred orientation in Figure a.	☒Compliant ☐N/A ☐Performance Solution
PO26 Development provides land for park purposes that is well distributed and located and is consistent with: (a) the nature of surrounding parks; (b) the needs of occupants and visitors; (c) the safety and connection to the transport network.	AO26 Development provides land for park purposes that is in compliance with the Park planning and design code and the Local government infrastructure plan.	AO26 The Local government infrastructure plan identifies trunk park (ROC-A1-015) over part of the site, which has been delivered through approval A005652939 at 510, 520 and 538 Rochedale Road. Council confirmed at pre-lodgement that no further trunk park land is required, and the proposal is consistent with the Local government infrastructure plan.	☒Compliant ☐N/A ☐Performance Solution
Section C2—Detailed performance outcomes and acceptable outcomes for a small lot, excluding lots less than 180m2: (a) not complying with the dimensions in Table 9.4.10.3.B; or (b) with a frontage width of less than 10m.			
PO27 Development ensures that each small lot is of a suitable size, frontage width and configuration to enable the development of a dwelling house,	AO27.1 Development where a small lot and not complying with the dimensions in Table provides a development footprint plan: (a) formed by the acceptable outcomes for	AO27.1 All small lots comply with the dimensions in Table 9.4.10.3.B and have a frontage width of 10m or greater, with rear Lots 2 and 3 assessed against Table 9.4.10.3.B Part 3. The	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
associated ancillary structures and site access without adversely impacting the: (a) intended character of a locality; (b) quality of the public realm and the provision of street trees; (c) availability of on-street car parking; (d) natural, character or heritage features of the lot. *Note—A performance outcome for a small lot that does not comply with AO27.1, AO27.2, AO27.3 and AO27.4 requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.*	side and rear boundary setbacks for a dwelling house in compliance with the Dwelling house (small lot) code; (b) 3m to the primary street frontage or the least setback of an adjoining dwelling, wherever is greater; (c) 1.5m to any secondary street frontage where for a corner lot; (d) 3m to any private open space on an existing or proposed adjoining small lot. *Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.*	proposal is not for a small lot to which Section C2 applies. As such, this criterion is not applicable.	
	AO27.2 Development where a small lot and not complying with the dimensions in Table 9.4.10.3.B provides a minimum of 16m^2 principle private open space with a minimum dimension of 4m. *Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of*	AO27.2 All small lots comply with the dimensions in Table 9.4.10.3.B and have a frontage width of 10m or greater, with rear Lots 2 and 3 assessed against Table 9.4.10.3.B Part 3. The proposal is not for a small lot to which Section C2 applies. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994. *Note—The development footprint does not override the Dwelling house (small lot) code other than to the extent provided for in that code.*		
	AO27.3 Development locates the development footprint plan so that no more than 6 dwelling houses in a row provide for co-located built to boundary walls. *Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.*	AO27.3 All small lots comply with the dimensions in Table 9.4.10.3.B and have a frontage width of 10m or greater, with rear Lots 2 and 3 assessed against Table 9.4.10.3.B Part 3. The proposal is not for a small lot to which Section C2 applies. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO27.4 Development where a small lot with a frontage width of less than 10m provides a development footprint plan demonstrating that any vehicle parking areas, access or driveway is in a location that: (a) minimises impacts to existing street trees and on-street car parking; (b) maximises opportunities for street tree planting and on-street car parking.	AO27.4 All small lots comply with the dimensions in Table 9.4.10.3.B and have a frontage width of 10m or greater, with rear Lots 2 and 3 assessed against Table 9.4.10.3.B Part 3. The proposal is not for a small lot to which Section C2 applies. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Note—This acceptable outcome requires identification of a development footprint plan. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.		
Section C3 – Additional Performance outcomes and acceptable outcomes for a lotless than 180m2			
PO28 Development ensures that a lot is of a suitable size, frontage width and configuration to enable the development of a dwelling house, associated ancillary structures and site access in accordance with section B of the Dwelling house (small lot) code, without adversely impacting the: (a) intended character of the local area and street context; (b) future development potential and residential amenity of the reconfigured lot and adjoining lots; (c) quality of the public realm and the provision of street trees; (d) ability to effectively manage stormwater to ensure that stormwater run-off does not have an adverse impact on the safety of, or cause nuisance to properties;	AO28.1 Development provides a development footprint plan that demonstrates compliance with the acceptable outcomes identified in section B of the Dwelling house (small lot) code. Note—This acceptable outcome requires preparation and lodgement of a development footprint plan. A development footprint plan will form part of the development approval. Editor's note—Where a site has water supply and sewerage infrastructure, development is required to protect the infrastructure from damage and maintain access for inspection and maintenance activities. QDC MP1.4 and SEQ Water Supply and Sewerage Design and Construction Code applies to development located near a sewer or water asset.	AO28.1 The proposal is for residential lots of 300m² to 518m², with no lot less than 180m². As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
(e) access to and maintenance of infrastructure, servicing and	AO28.2 Development provides no more than 6 lots	AO28.2 The proposal is for residential lots of 300m² to	☐Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
utilities; (f) transport network including the availability of on-street car parking. Note—This performance outcome requires preparation and lodgement of a development footprint plan. A development footprint plan will form part of the development approval. Note—In Brisbane's subtropical climate, small lot sizes, built to boundary walls and shared walls require careful consideration of stormwater management. The Stormwater code and Infrastructure design planning scheme policy provide requirements for stormwater management. Development should ensure proper management of run-off from the site, neighbouring properties and any external catchments during minor and major storm events. Editor's note—Where a site has water supply and sewerage infrastructure, development is required to protect the infrastructure from damage and maintain access for inspection and maintenance activities. QDC MP1.4 and SEQ Water Supply and Sewerage Design and Construction Code applies to development located near a sewer or water asset.	less than 180m^2 in a row.	518m^2, with no lot less than 180m^2. As such, this criterion is not applicable.	☒N/A ☐Performance Solution
	AO28.3 Development provides a driveway and crossover to each lot in accordance with: (a) AO31.2, AO31.3, AO31.4 and AO31.5 in the Dwelling house (small lot) code; (b) the Transport, access, parking and servicing planning scheme policy. Note—The relevant outcomes shown on the development footprint plan must consider the location of driveways and crossovers required as part of the subdivision.	AO28.3 The proposal is for residential lots of 300m^2 to 518m^2, with no lot less than 180m^2. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO28.4 Development ensures stormwater run-off from the site and upslope catchments: (a) can be directed along at least one side boundary for a group of up to 6 lots, at the lowest point of the site, with a minimum width of 1m at existing ground levels; (b) is managed in accordance with the Stormwater code. Note—This acceptable outcome requires preparation and lodgement of a development footprint plan. A development footprint plan will form part of the development approval.	AO28.4 The proposal is for residential lots of 300m^2 to 518m^2, with no lot less than 180m^2. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO29 Development does not interfere with the safety and function of higher order roads. Note—This acceptable outcome requires preparation and lodgement of a development footprint plan. A development footprint plan will form part of the development approval. Note—Relevant standards and requirements to justify compliance with this criteria are located in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy. Note—A traffic impact assessment may be required in accordance with the Transport, access, parking and servicing planning scheme policy to demonstrate this performance outcome is satisfied.	AO29 Development provides vehicle access from a minor road. Note—This acceptable outcome requires preparation and lodgement of a development footprint plan. A development footprint plan will form part of the development approval.	AO29 The proposal is for residential lots of 300m² to 518m², with no lot less than 180m². As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
Section C4—Additional performance outcomes and acceptable outcomes if involving reconfiguring a lot in a zone in the Industry zones category or the Extractive industry zone			
PO30 Development provides a lot layout plan that: (a) facilitates the integration of industrial development with other adjacent industrial development	AO30.1 Development involving an industrial lot ensures vehicle access is to a road intended for industrial access, not a residential street.	AO30.1 The subject site is not within a zone in the Industry zones category or the Extractive industry zone. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
and the transport network elements intended for industrial traffic; (b) minimises impacts to existing or potential incompatible land uses.	AO30.2 Development provides lots or easements for non-industrial uses such as private open space, environmental or stormwater management that create spatial separation between industrial lots and other incompatible land uses.	AO30.2 The subject site is not within a zone in the Industry zones category or the Extractive industry zone. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO31 Development for industrial uses that are proposed to be serviced by a railway, road freight depot, intermodal terminal, airport or seaport maximises access to these facilities.	AO31 Development provides lots that are arranged to: (a) provide direct frontage to a railway, road freight depot, intermodal terminal, airport or seaport loading and unloading area; (b) be accessed by shared access ways, over private land or public road in the site, linking to the loading and unloading areas.	AO31 The subject site is not within a zone in the Industry zones category or the Extractive industry zone. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO32 Development in the General industry C zone precinct of the Industry zone and the Extractive industry zone, provides lots that: (a) are of a size that facilitates a variety of industrial and industry compatible land uses; (b) are not subdivided or otherwise fragmented into unviable lot sizes.	AO32 Development on land in the General industry C zone precinct of the Industry zone and the Extractive industry zone retained in large lots in compliance with Table 9.4.10.3.B.	AO32 The subject site is not within a zone in the Industry zones category or the Extractive industry zone. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
Section C5—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in a zone in the Centre zones category, Mixed use zone, Community facilities zone or Specialised centre zone			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Note—If a reconfiguration of a lot for commercial development occurs prior to a development application for a material change of use, the reconfiguration of a lot design is to have regard to the relevant development code.			
PO33 Development: (a) facilitates the integration of centre and mixed uses with adjacent uses and features; (b) complements and enhances existing or proposed public spaces; (c) ensures minimum impact on the amenity of adjacent and nearby areas; (d) provides for reasonable buffers between any existing or potential incompatible land uses.	AO33 No acceptable outcome is prescribed.	AO33 The subject site is not within a zone in the Centre zones category, the Mixed use zone, the Community facilities zone or the Specialised centre zone. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
Section C6—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in the Environmental management zone, Rural zone or a very-low density residential potential development area identified in a neighbourhood plan			
PO34 Development provides a lot design that protects, maintains and enhances ecological features, significant vegetation, koala habitat trees and rural land values. *Note—Ecological features, significant vegetation and koala habitat trees can be identified through an ecological assessment as outlined in the Biodiversity areas planning scheme policy and accommodated through the approach described in the Structure planning*	AO34 Development identifies a development footprint plan or building envelope plan for each lot and demonstrates that lot design and layout conserves ecological features, significant vegetation, koala habitat trees and rural land values in a spatial configuration that: (a) consolidates and connects areas to be conserved for biodiversity purposes on site and in combination with adjoining sites; (b) minimises fragmentation of areas to be conserved for biodiversity	AO34 The subject site is not within the Environmental management zone, the Rural zone or a very-low density residential potential development area identified in a neighbourhood plan. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
planning scheme policy. *Note—This performance outcome requires identification of a development footprint plan or building envelope plan. A development footprint plan or building envelope plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and the Land Act 1994.*	purposes by infrastructure; (c) does not further fragment viable rural land. *Note—This acceptable outcome requires identification of a development footprint plan or building envelope plan. A development footprint plan or building envelope plan will form part of a development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and the Land Act 1994.*		
PO35 Development provides vehicular access that is: (a) available to each lot or building envelope area; (b) does not result in the loss of ecological features, significant vegetation and koala habitat trees. *Note—Ecological features, significant vegetation and koala habitat trees can be identified through an ecological assessment as outlined in the Biodiversity areas planning scheme policy.*	AO35 Development provides vehicle access via a road and within a lot that is designed to minimise the clearing of vegetation and potential threat to fauna movement. *Note—Identification of a development footprint plan can assist in demonstrating achievement of this acceptable outcome. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the Land Title Act 1994 and Land Act 1994.*	AO35 The subject site is not within the Environmental management zone, the Rural zone or a very-low density residential potential development area identified in a neighbourhood plan. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
Section D—Additional performance outcomes and acceptable outcomes if reconfiguring a lot other than involving the creation of freehold lots			
If dividing land into parts by an agreement that is a lease or an exclusive use agreement or lease or the reconfiguring of an existing or approved building whether or not including land			
PO36 Development does not result in:	AO36.1 Development ensures:	AO36.1	☐Compliant ☒N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) the use of a premises being impaired or made unlawful; (b) dependent activities of a use becoming separated by titling; (c) the functioning of the relevant development approval being compromised. *Note—For instance, where premises are used for any industrial use that includes an ancillary office, the office cannot be separately titled as it is dependent on the industrial use component.* *Note—For instance, while the reconfiguring a lot for a multiple dwelling provides individually titled units through a building form plan with a land component, the private courtyard for each unit is to be included in the title of each unit and not in the common property unless expressly required by an overlay. For example, land subject to hazard may necessitate private courtyards be within common property for maintenance purposes.* *Note—In some instances it is appropriate to allow for reconfiguring a lot of land by either community title or a standard format plan if a combined development application for a material change of use includes an existing*	(a) the use of premises remains lawful; (b) development remains in compliance with planning and building standards and development approvals.	The proposal is for the creation of freehold lots. As such, this criterion is not applicable.	☐Performance Solution
	AO36.2 Development of premises for its intended or approved use is lawful and in compliance with planning and building standards and development approvals.	AO36.2 The proposal is for the creation of freehold lots. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
building that is to be retained on the site and separately titled. Reconfiguration of an existing use does not materially change the nature of the existing approval.			
If involving a standard format lot with common property such as requiring a community management scheme under the Body Corporate and Community Management Act 1997 *Note—If a building is to be constructed prior to reconfiguring a lot, assessment of the development is to be undertaken as part of the development application for a material change of use if that development is assessable under the planning scheme. Reconfiguring a lot can be assessed simultaneously or subsequently against the relevant parts of this code.*			
PO37 Development involving common property under the *Body Corporate and Community Management Act 1997*, provides residential lots that have an appropriate area and dimensions: (a) for siting and constructing the intended building and any ancillary outbuilding and structure; (b) for the provision of private open space, vehicle access and parking; (c) that are consistent with the zone, zone precinct, neighbourhood plan and overlay outcomes applicable to the site. *Note—If a building is to be constructed prior to reconfiguring a lot, assessment of the development is to be undertaken as part of the development application for a material change of use if that*	AO37 No acceptable outcome is prescribed	AO37 The proposal is for the creation of freehold lots. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
development is assessable under the planning scheme. Reconfiguring a lot can be assessed simultaneously or subsequently against the relevant parts of this code.			
PO38 Development provides internal access ways and driveways that: (a) are designed to clearly indicate the function of the access way; (b) provide acceptable levels of access, functionality, safety, amenity and convenience for users, as well as catering for car parking facilities.	AO38.1 Development for the purposes of residential development or the residential components of development, provides lots that are of a size and dimension to accommodate the following: (a) internal access ways that are designed in compliance with Table 9.4.10.3.C; (b) internal driveways serving a single dwelling that are a maximum of 3m wide; (c) driveways serving more than 3 lots that are at least 4m wide.	AO38.1 The proposal is for the creation of freehold lots. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO38.2 Development involving other purposes, has internal access ways and driveways in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO38.2 The proposal is for the creation of freehold lots. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

3.2 Filling and Excavation Code

Effective – V37 18 September 2026

Please refer to Engineering Services Report prepared by *Civil 360* for full assessment of Filling an Excavation Code.

3.3 Infrastructure Design Code

Effective – V37 18 September 2026

Please refer to Engineering Services Report prepared by *Civil 360* for Infrastructure Design Code.

3.4 Landscape Work Code

Effective V37 18 September 2026

3.4.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Landscape work code is to assess the suitability of the landscape work aspect of development.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Landscape work retains, protects and integrates significant on-site vegetation into development design. (b) Landscape work ensures acoustic barriers and landscaping create effective buffers to adjacent sites. (c) Landscape work is sustainable, effective, functional and safe through appropriate maintenance, design for climate, structural considerations and growing media. (d) Landscape work ensures planting species selection is appropriate to the planting environment, climate and development setting, long-term performance, and balances the intended form and scale of the development. (e) Landscape work is artificial growing environments is designed, installed and maintained to ensure the intended functional and aesthetic outcomes required for the development are achieved and sustained over the long term.	The proposal is consistent with the purpose and overall outcomes of the Landscape work code. Landscape work comprises street tree planting along Road 2 and the Botanica Street extension, planting of the Lot 900 bioretention basin and its batters, and a landscaped pedestrian and bicycle link along Road 1 from Stage 2A, as shown on the Statement of Landscape Intent prepared by Scenetics Landscape Planners & Consultants. Retained vegetation will be protected in accordance with the Ecological Assessment prepared by Biome Water and Environmental Consulting, and species are selected to suit their setting and function, as addressed against the individual performance outcomes below.	☒Compliant ☐N/A ☐Performance Solution

3.4.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO1 Development ensures that trees are protected from development impacts.	AO1.1 Development ensures that trees identified in a landscape concept plan or development approval are retained and protected in accordance with AS 4970-2009 Protection of trees on development sites.	AO1.1 Vegetation to be retained will be protected in accordance with the Ecological Assessment prepared by Biome Water and Environmental Consulting, which requires tree protection fencing at the limit of the drip zone of retained vegetation, installed in accordance with AS	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
		4970 Protection of trees on development sites before any change to ground level, with activities such as earthworks, storage and stockpiling excluded from the tree protection zone.	
	AO1.2 Development ensures that tree surgery and pruning is carried out in accordance with AS 4373-2007 Pruning of amenity trees for: (a) vegetation damaged as a result of the development; (b) vegetation requiring pruning of branches and/or roots.	AO1.2 The Ecological Assessment prepared by Biome Water and Environmental Consulting requires that pruning of protected trees occur only where determined necessary by a qualified arborist and in accordance with AS 4373-2007 Pruning of amenity trees, with an arborist engaged to treat any roots exposed or damage occurring during construction.	☒Compliant ☐N/A ☐Performance Solution
PO2 Development provides acoustic barriers and long fences along street frontages which: (a) are enhanced by appropriate planting; (b) are of high visual quality; (c) are designed for longevity; (d) provide maintenance access and promote pedestrian permeability in appropriate circumstances.	AO2.1 Development ensures that an acoustic barrier or fence which is required by a use code to be provided along a fence or within the site: (a) is designed in compliance with the standards in the Infrastructure design planning scheme policy; (b) incorporates elements of visual interest appropriate to the scale of the development for a fence or acoustic barrier over 40m long; (c) incorporates a gate for maintenance access to the street frontage side of the barrier or fence if a gate can open on to a publicly accessible area within the site;	AO2.1 The proposal is not for development requiring an acoustic barrier or fence under a use code. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(d) incorporates a gate or appropriately designed opening for public pedestrian access where linking two publicly accessible areas.		
	AO2.2 Development ensures that a planting buffer required by a use code for an acoustic barrier or fence incorporates: (a) species in accordance with the Planting species planning scheme policy; (b) a minimum of 2 tier planting.	AO2.2 The proposal is not for development requiring a planting buffer for an acoustic barrier or fence under a use code. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO3 Development provides species as a screen or buffer which maintain the amenity of adjoining premises.	AO3 Development ensures that a landscape buffer required by a use code incorporates: (a) species in accordance with the Planting species planning scheme policy; (b) a minimum of 2 tier planting.	AO3 The proposal is not for development requiring a landscape buffer under a use code. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO4 Development provides growing media: (a) and volumes appropriate for landscape (b) work to ensure the long-term performance, ease of maintenance and sustainability of plantings,	AO4.1 Development provides growing media and volumes for landscape work in accordance with the landscape design planning scheme policy. *Note—Notations of proposed growing media and soil volume calculations for the documented mature vegetation size and scale may assist in demonstrating compliance with the acceptable outcome.*	AO4.1 Growing media and volumes for street trees and the bioretention basin will be provided in accordance with the Landscape design planning scheme policy, with the basin filter media profile shown on the Statement of Landscape Intent prepared by Scenetics Landscape Planners & Consultants. Detailed specifications will be provided with the operational works landscape plans, which can be conditioned.	☒Compliant ☐N/A ☐Performance Solution
	AO4.2 Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.	AO4.2 The Statement of Landscape Intent prepared by Scenetics Landscape Planners & Consultants nominates Harpullia pendula (Tulipwood) and Elaeocarpus eumundii (Eumundi quandong) as	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
		street trees, and native sedges and groundcovers including Carex, Gahnia, Juncus and Lomandra species for the bioretention basin and batters, selected for long-term performance in their setting. Access is maintained, including a 4.0m wide maintenance access to the basin.	
	AO4.3 Development provides podium planting in compliance with the Infrastructure design planning scheme policy.	AO4.3 The proposal is not for development including podium planting. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO5 Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points.	AO5.1 Development incorporates a plant selection along a pathway which ensures: (a) a clear trunk height of minimum 1.8m at maturity; (b) a shrub height of maximum 1m at maturity. *Refer to the Crime prevention through environmental design planning scheme policy.*	AO5.1 The proposal is not for development including a common area. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO5.2 Landscaping and mounding do not interfere with visibility along a pathway. *Refer to the Crime prevention through environmental design planning scheme policy.*	AO5.2 The proposal is not for development including a common area. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO6 Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists.	AO6 Development ensures that the landscape design provides cues to distinguish between a public area, a semi-public area and a private area.	AO6 The landscape design distinguishes the public road reserves, pedestrian and bicycle link and basin reserve from the private lots through the footpaths, street tree planting, turf and bollards	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Note—Cues could include changes in levels, surface or landscape treatment or fencing.	at each end of the pedestrian and bicycle link, with fencing provided along lot boundaries.	
PO7 Development provides a plant selection which achieves the functional and aesthetic outcomes to balance the form and scale of the development including: (a) screening and buffering; (b) street presentation; (c) shading; (d) amenity;	AO7 Development provides species in accordance with the Planting species planning scheme policy.	AO7 The Statement of Landscape Intent prepared by Scenetics Landscape Planners & Consultants nominates native street tree species and native sedge and groundcover species for the bioretention basin. Final species selection will be in accordance with the Planting species planning scheme policy, which can be conditioned.	☒Compliant ☐N/A ☐Performance Solution
PO8 Development provides planting densities and stock sizes which are optimised to: (a) reduce maintenance and erosion; (b) achieve amenity and ecological outcomes; (c) provide the level of courage for any green facades, green walls or green roofs to achieve the functional and aesthetic outcomes of the landscape work for the life of the development. *Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.*	AO8.1 Development provides planting densities and stock sizes when planting in natural ground which achieves: (a) full coverage of the mulched planting areas within 2 yeard; (b) 95% coverage of the extent of the elevation within 2 years where for green facades.	AO8.1 Planting densities and stock sizes for the bioretention basin, batters and mulched planting beds will be specified in the operational works landscape plans to achieve full coverage of mulched planting areas within 2 years, which can be conditioned. No green facades are proposed.	☒Compliant ☐N/A ☐Performance Solution
	AO8.2 Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy.	AO8.2 The proposal is not for development including an artificial growing environment. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO9	AO9.1	AO9.1	☐Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development provides planting areas in open-air car parking areas which are designed and constructed to ensure that landscaping and shade trees thrive and achieve a minimum 50% shade cover within 5 years of planting.	Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.	The proposal is not for development including a car park. As such, this criterion is not applicable.	☒N/A ☐Performance Solution
	AO9.2 Development provides planting areas within car parking areas that are protected by wheel stops or bollards.	AO9.2 The proposal is not for development including a car park. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO10 Development for a shade structure does not compromise landscape outcomes.	AO10 Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.	AO10 The proposal is not for development including a shade structure. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO11 Development involving the construction of retaining walls provides for: (a) safety; (b) an attractive appearance appropriate to the surrounding area; (c) easy maintenance; (d) longevity; (e) minimal water seepage impacts.	AO11 Development of a retaining wall: (a) is constructed in compliance with the structures standards in the Infrastructure design planning scheme policy and is certified by a Registered Professional Engineer Queensland; (b) incorporates planting areas.	AO11 Retaining walls, comprising single-tier walls up to 1.0m in height along lot boundaries and sandstone walls up to 1.6m in height within the bioretention basin, will be designed and certified by an RPEQ structural engineer in accordance with Council's standards. The basin walls are integrated with planted batters, as shown on the Statement of Landscape Intent prepared by Scenetics Landscape Planners & Consultants.	☒Compliant ☐N/A ☐Performance Solution
PO12 Development provides for: (a) water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; (b) drainage and stormwater management measures to reduce	AO12.1 Development provides drainage for artificial growing environments which is connected to the stormwater drain.	AO12.1 The proposal is not for development including an artificial growing environment. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO12.2 Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the	AO12.2 The proposal is for reconfiguring a lot, with landscape work limited to streetscape, bioretention basin and pedestrian link planting	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
and adverse impacts on the landscape; (c) stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; (d) reticulated irrigation to all artificial growing environments. *Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.*	development before alternate irrigation sources are utilised and is in accordance with the standards in the Landscape design planning scheme policy.	within land to be dedicated to Council. As such, this criterion is not applicable.	
	AO12.3 Development provides areas of pavement, turf, landscaping and mulched garden beds which are adequately drained. *Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.*	AO12.3 Landscaped areas are drained via the road kerb and channel and piped drainage network, with the bioretention basin incorporating a drainage layer and slotted underdrainage, and all lots graded towards the road.	☒Compliant ☐N/A ☐Performance Solution
	AO12.4 Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	AO12.4 The proposal is for reconfiguring a lot, with landscape work limited to streetscape, bioretention basin and pedestrian link planting within land to be dedicated to Council. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO13 Development provides landscaping and supporting environments which: (a) are safe; (b) ensure efficient and effective maintenance; (c) ensure success and long-term performance	AO13.1 Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.	AO13.1 Turf areas within the road verges, the pedestrian and bicycle link and around the basin are accessible from the adjoining roads by standard maintenance equipment, including via the 4.0m wide basin maintenance access, and are located in open areas receiving adequate sunlight.	☒Compliant ☐N/A ☐Performance Solution
	AO13.2 Development ensures that where landscape work on structures are serviced from tank	AO13.2 The proposal is not for development including landscape work on structures serviced from	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	water, the control devices are located in a common area.	tank water. As such, this criterion is not applicable.	
	AO13.3 Development provides one hose cock within each private landscape and recreation area.	AO13.3 The proposal is for reconfiguring a lot and does not include private landscape and recreation areas. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO13.4 Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.	AO13.4 The mapped overland flow path along the eastern boundary is largely within Stage 2B and, in the ultimate scenario, is contained within the neighbourhood spine road to the east. Within the development, major flows are conveyed within the road reserves, and landscaping in the verges and bioretention basin uses turf, sedges and groundcovers that maintain the function of these flow paths.	☒Compliant ☐N/A ☐Performance Solution
	AO13.5 Development ensures that all artificial growing environments are accessible for safe and practical maintenance from within the site.	AO13.5 The proposal is not for development including an artificial growing environment. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO13.6 Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures.	AO13.6 The proposal is not for development including an artificial growing environment. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO13.7 Development ensures that artificial growing environments are designed to allow for flush out.	AO13.7 The proposal is not for development including an artificial growing environment. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO13.8 Irrigation systems are designed to prevent overspray outside of planting areas.	AO13.8 The proposal is not for development including an irrigation system. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO14 Development ensures that the location and type of planting do not compromise the function and accessibility of services and facilities.	AO14 Development provides plant species which are selected and sited, taking into consideration the location and access requirements of overhead and underground services.	AO14 Street trees will be located clear of services in accordance with Council's standard service alignments within the road reserve, with species and locations coordinated with services at detailed design, which can be conditioned.	☒Compliant ☐N/A ☐Performance Solution
PO15 Development ensures that landscaping in artificial growing environments is appropriately designed, located and supported to ensure long-term performance, safety and function. *Note—Guidance is provided in the Landscape design planning scheme policy.*	AO15.1 Artificial growing environments are designed in accordance with the Landscape design planning scheme policy and are considered in the structural design of the development.	AO15.1 The proposal is not for development including an artificial growing environment. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO15.2 Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy.	AO15.2 The proposal is not for development including an artificial growing environment. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO16 Development incorporating a rooftop garden provides landscaping that: (a) is integrated into the rooftop garden design (b) ensures that landscaped open spaces dominate the built form elements; (c) contributes to shade of communal open space;	AO16.1 Development incorporating a rooftop garden provides landscaping that includes: (a) planting at the perimeter of the rooftop for a minimum extent of 50% of the rooftop perimeter facing at least two different elevations of the building; (b) a diverse mix of suitable planting species including ground covers, shrubs and trees at different heights in accordance	AO16.1 The proposal is not for development incorporating a rooftop garden. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(d) enhances the visual amenity and function of different rooftop garden spaces; (e) contributes to greening the building appearance when viewed from external public vantage points.	with the Planting species planning scheme policy; (c) suitable medium shrubs and small trees in accordance with the Planting species planning scheme policy providing a minimum 25% shade cover of rooftop communal open space within 5 years.		
Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	AO16.2 Development for a rooftop garden where Section 1.7.7(3) applies, or where exceeding maximum building height, provides soft landscaping features that are: (a) a minimum 75% open to the sky; (b) provided in addition to any artificial soft landscape features	AO16.2 The proposal is not for development incorporating a rooftop garden. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

3.5 Outdoor lighting Code

Effective V37 18 September 2026

3.5.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Outdoor lighting code is to assess the suitability of outdoor lighting.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Outdoor lighting efficiently lights a desired area while minimising the adverse impacts of spill lighting on adjoining uses. (b) Outdoor lighting does not create an adverse impact on the behaviour of native fauna.	The proposal is consistent with the purpose and overall outcomes of the Outdoor lighting code. Outdoor lighting associated with the development comprises public lighting to the new roads and the pedestrian and bicycle link, which will be designed at operational works stage to light the intended areas while minimising spill lighting to adjoining premises and impacts on native fauna, consistent with the lighting recommendations of the Ecological Assessment prepared by Biome Water and Environmental Consulting.	☒Compliant ☐N/A ☐Performance Solution

3.5.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO1 Development provides outdoor lighting that does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection.	AO1.1 Development ensures that technical parameters, design, installation, operation and maintenance of outdoor lighting: (a) comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (b) maintain a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone.	AO1.1 Outdoor lighting will be designed, installed and maintained in accordance with AS 4282 Control of the obtrusive effects of outdoor lighting, which can be conditioned. Consistent with the Ecological Assessment prepared by Biome Water and Environmental Consulting, lighting will be used only for a specific and necessary purpose, with managed timing, directed and shielded to avoid light spill into adjacent vegetation, at the lowest appropriate intensity and with reduced blue, violet and	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Note—The effects of outdoor lighting should be mitigated where a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	ultraviolet wavelengths. The site is not within a zone in the Centre zones category or the Mixed use zone.	
	AO1.2 Development provides floodlighting that is restricted to a type that gives no upward component of light where mounted horizontally, such as a full cut off Luminar.	AO1.2 The proposal is not for development including floodlighting. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

3.6 Park Planning and Design Code

Effective – V37 18 September 2026

3.6.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Park planning and design code is to assess the suitability of development to which this code applies.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Development ensures that the layout, configuration and location of a new park enhances the Greenspace system by meeting community needs, contributing quality assets to the Council's park network and integrating with regional green space in surrounding local government areas. (b) Development of a park is located, designed and managed to facilitate safe community access and use while providing physical breaks and buffers within the urban footprint. (c) Development of a park is embellished to a level and quality appropriate to its intended function (based on park type) and level of use (based on park hierarchy) so that it can be maintained through routine Council maintenance regimes.	Not Applicable – While the Brisbane City Council's Local Government Infrastructure Plan (LGIP) identifies a portion of the subject site for future Council-owned infrastructure, specifically park acquisition and embellishment (Council reference: ROC-A1-015). It is noted that this park has been delivered through approval A005652939 (just south of the subject site). Therefore, no further trunk park land is required for this LGIP item.	☐Compliant ☒N/A ☐Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(d) Development of a park incorporates visual, cultural and biodiversity values on the site. (e) Development ensures that parks are embellished in a manner consistent with the park type and zone precinct. (f) Development creates opportunities for multiple uses of park facilities and activity spaces and provides flexibility in design to cater for changing community needs. (g) Development integrates environmental sustainability into park planning, design and construction, and reinforces Brisbane's subtropical landscape.		

3.7 Stormwater Code

Effective – V37 18 September 2026

Please refer to Conceptual Stormwater Management Plan prepared by *Biome Water and Environmental Consulting* for full assessment of Stormwater Code.

3.8 Transport access, Parking and Servicing Code

Effective V37 18 September 2026

Please refer to Transport Impact Assessment prepared by *Rytenskild Traffic Engineering* for full assessment of Transport access, Parking and Servicing Code.

3.9 Wastewater Code

Effective V37 18 September 2026

3.9.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Wastewater code is to assess the suitability of an on-site wastewater system for development on land outside of sewered area.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Development incorporates an on-site wastewater system that is suited to the site and the nature of the development.	Not Applicable – the proposal is in a well serviced area and anticipated access to the mains sewer system.	☐Compliant ☒N/A

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(b) Development does not adversely impact the environmental values of surface water and groundwater as a result of the installation and operation of an on-site wastewater system. (c) Development does not increase the public health risk due to normal operation or any foreseeable circumstances. (d) Development incorporates measures for sustainable use of effluent to irrigate plants via a sub-surface irrigation system.		☐Performance Solution

3.9.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO1 Development ensures that the intensity and scale of the change of use of premises does not: (a) increase any adverse ecological impacts, particularly on any nearby sensitive receiving environments, as a result of the system or increasing the cumulative effect of systems in the locality; (b) increase any health risks during a system failure; (c) deteriorate the water quality of existing or proposed water supplies; (d) limit the sustainable disposal of domestic effluent.	AO1 Development ensures that the proposed disposal system complies with the requirements of: (a) the *Environmental Protection (Water and Wetland Biodiversity) Policy 2019*; (b) AS/NZS 1547:2012 On-site domestic wastewater management; (c) *Plumbing and Drainage Act 2018;* (d) the Queensland plumbing and wastewater code. *Note—This is to be verified by a competent person and verification submitted to the Council with the development and plumbing application.*	AO1 Not Applicable – the proposal is in a well serviced area and anticipated access to the mains sewer system.	☐Compliant ☒N/A ☐Performance Solution
PO2 Development ensures that the lot size, configuration of new lots and location of the system allows for the efficient	AO2.1 Development is on a lot with a minimum size of 2,000m^2 or the minimum lot size specified for the relevant zone in the Subdivision code, whichever is the greater.	AO2.1 Not Applicable – the proposal is in a well serviced area and anticipated access to the mains sewer system.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
disposal of domestic effluent in a manner that: (a) minimises any adverse ecological impacts, particularly on any nearby sensitive receiving environments; (b) limits any health risks during a system failure by ensuring that the water quality of existing or proposed water supplies remains unaffected along with the sustainable disposal of domestic effluent.			
	AO2.2 Development ensures that the proposed on-site effluent disposal system is located on the lot in accordance with the: (a) secondary standards in Table A6 of the Interim Code of Practice for On-site Sewage Disposal; (b) *Environmental Protection (Water and Wetland Biodiversity) Policy 2019*; (c) AS/NZS 1547:2012 On-site domestic wastewater management, (d) Plumbing and Drainage Act 2018; (e) Queensland plumbing and wastewater code.	AO2.2 Not Applicable – the proposal is in a well serviced area and anticipated access to the mains sewer system.	☐Compliant ☒N/A ☐Performance Solution
	AO2.3 Development ensures that the proposed on-site effluent disposal system is sub-surface and located on land: (a) with a slope of less than 15%, or where the land is terraced to receive the full disposal area; (b) no closer than 150m to the limit of the ponded waters of a water supply reservoir or a town water intake; (c) above 1.7m AHD or above the Q20 flood levels, whichever is the higher and not within 9m horizontal distance of this level; (d) no closer than 25m to a cut or embankment.	AO2.3 Not Applicable – the proposal is in a well serviced area and anticipated access to the mains sewer system.	☐Compliant ☒N/A ☐Performance Solution
	AO2.4	AO2.4	☐Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Development ensures that the proposed sub-surface on-site effluent disposal system is not located: (a) on soils with permeabilities less than 1.06m/day or greater than 3.5m/day; (b) within 0.6m of a permanent watertable; (c) within 1m of bedrock; (d) on land composed mainly of sand, gravel, fractured rock or heavy clay.	Not Applicable – the proposal is in a well serviced area and anticipated access to the mains sewer system.	☒N/A ☐Performance Solution
	AO2.5 Development ensures that a reserve land application area of up to 100% of the design area is available on the lot.	AO2.5 Not Applicable – the proposal is in a well serviced area and anticipated access to the mains sewer system.	☐Compliant ☒N/A ☐Performance Solution
	AO2.6 Development ensures that the irrigation area is not separated from the dwelling by features such as gullies, creeks, dams, roads or driveways.	AO2.6 Not Applicable – the proposal is in a well serviced area and anticipated access to the mains sewer system.	☐Compliant ☒N/A ☐Performance Solution

4. OVERLAYS

4.1 Bicycle Network Overlay Code

Effective V37 18 September 2026

4.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Bicycle network overlay code is to: (a) Implement the policy direction in the Strategic framework in particular: (i) Theme 2: Brisbane's outstanding lifestyle and Element 2.1 – Brisbane's identity; (ii) Theme 4: Brisbane's highly effective transport and infrastructure networks and Element 4.1 – Brisbane's transport infrastructure networks. (b) Provide for the assessment of the suitability of development in the Bicycle network overlay.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Development contributes to the safe and efficient operation of the existing and planned bicycle network. (b) Cycle routes and pathways are integrated, connected, direct, convenient, legible, safe and suitably shaded to cater for cyclists of all skill levels. (c) Cycle routes are designed and constructed to fulfil the transit functions corresponding to their network classification allowing commuter and recreation cyclists to travel efficiently and safely. (d) The Riverwalk component of the bicycle network provides a continuous inner-Brisbane riverside publicly dedicated shared pedestrian and cyclist pathway; including pavement, shade trees, furniture and lighting; as well as public amenity outcomes such as shade structures, public art and viewing platforms at key locations. (e) Development does not compromise the completion of the bicycle network.	The proposal is consistent with the purpose and overall outcomes of the Bicycle network overlay code. The development does not compromise the Secondary cycle route along Rochedale Road, with no road widening or land dedication required, and from Stage 2A provides a 2.0m pedestrian and bicycle link connecting the internal road network to Rochedale Road, as addressed against the individual performance outcomes below.	☒Compliant ☐N/A ☐Performance Solution

4.1.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
General			
PO1 Development contributes to the safe and efficient provision and operation of the bicycle network.	AO1 Development provides cycle routes in accordance with the bicycle network classification and design standard identified on the Bicycle network overlay map and set out in the road corridor design and off-road pathways standards of the Infrastructure design planning scheme policy. *Note—On a site not traversed or adjoining a route on the Bicycle network overlay map, pedestrian and cyclist movement and permeability is addressed by the Subdivision code (for reconfiguring a lot) and Centre or mixed use code or residential codes (for material change of use).*	AO1 Rochedale Road is identified as a Secondary cycle route on the Bicycle network overlay map. Works within Rochedale Road are limited to the interim intersection with Road 1, to be designed in accordance with the Infrastructure design planning scheme policy, and the subsequent conversion of Road 1 to a 2.0m pedestrian and bicycle link connecting to Rochedale Road from Stage 2A. Verge and footpath works along the Rochedale Road frontage are not shown on the proposal plans and can be conditioned by Council.	☒Compliant ☐N/A ☐Performance Solution
PO2 Development protects a cycle route or Riverwalk for the bicycle network shown on the Bicycle network overlay map to ensure the following are not compromised: (g) the long term infrastructure for the bicycle network in the Long term infrastructure plans; (h) the existing and planned infrastructure for the bicycle network in the Local government infrastructure plan;	AO2 Development protects a cycle route or Riverwalk for the bicycle network shown on the Bicycle network overlay map in compliance with the following: (a) for long term infrastructure for the bicycle network in the Long term infrastructure plans; (b) the existing and planned infrastructure for the bicycle network in the Local government infrastructure plan; (c) the standards for the bicycle network in the Infrastructure design planning scheme policy.	AO2 No road widening or land dedication is required along the Rochedale Road frontage. Works within the road reserve are limited to the interim intersection and the pedestrian and bicycle link connection, and the proposal does not compromise the existing or planned infrastructure for the Secondary cycle route.	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(i) the provision of long term, existing and planned infrastructure for the bicycle network which: (i) is REQUIRED to service the development or existing and future urban development in the planning scheme area; or (ii) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. *Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.*			
PO3 Development provides for the payment of extra trunk infrastructure costs for the following: (a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (b) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: (i) trunk infrastructure that is to be provided earlier than planned in	AO3 No acceptable outcome is prescribed.	AO3 The subject site is within the Priority infrastructure area, and the proposal is consistent with the assumed future urban development of the Rochedale urban community neighbourhood plan area. The proposal is not for development requiring extra trunk infrastructure costs for the bicycle network. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
the Local government infrastructure plan; (ii) long term infrastructure for the bicycle network which is made necessary by development that is not assumed future urban development; (iii) other infrastructure for the bicycle network associated with development that is not assumed future urban development which is made necessary by the development. *Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.* *Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.*			
Additional performance outcomes and acceptable outcomes for a site adjacent to or traversed by the Riverwalk–Typology 1 sub-category or Riverwalk–Typology 2 sub-category			
PO4 Development contributes to the creation of publicly accessible riverfront by providing a shared, continuous riverside pathway.	AO4 Development fronting the river provides a publicly accessible riverfront pathway via a linear land dedication of 10m width as measured from the riverfront ambulatory boundary.	AO4 The subject site is not adjacent to or traversed by the Riverwalk – Typology 1 sub-category or the Riverwalk – Typology 2 sub-category. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO5 Development provides a high-quality, vibrant and safe riverside path with a strong pedestrian and cyclist amenity focus.	AO5.1 Development designs and constructs Riverwalk for the full river frontage of its site, including tree planting, furniture, lighting, balustrading and pavement treatments in compliance with the off-road pathways and public riverside facilities standards in the Infrastructure design planning scheme policy.	AO5.1 The subject site is not adjacent to or traversed by the Riverwalk – Typology 1 sub-category or the Riverwalk – Typology 2 sub-category. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO5.2 Development ensures that new Riverwalk sections are designed and constructed to connect to existing adjoining sections of the Riverwalk.	AO5.2 The subject site is not adjacent to or traversed by the Riverwalk – Typology 1 sub-category or the Riverwalk – Typology 2 sub-category. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO5.3 Development provides connections between the Riverwalk and adjoining riverfront premises, street networks, pathways and cross block links, public infrastructure and other destinations in compliance with the public riverside facilities standards in the Infrastructure design planning scheme policy.	AO5.3 The subject site is not adjacent to or traversed by the Riverwalk – Typology 1 sub-category or the Riverwalk – Typology 2 sub-category. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO6 Development ensures that Riverwalk contributes to the sense of place and cultural significance of the river with inclusion of public art to highlight: (a) activity nodes; (b) entrances and gateways; (c) landmarks and features of interest; (d) visual connectors to the river.	AO6 Development includes public art along the Riverwalk where specified in a neighbourhood plan, in compliance with the public art standards in the Infrastructure design planning scheme policy.	AO6 The subject site is not adjacent to or traversed by the Riverwalk – Typology 1 sub-category or the Riverwalk – Typology 2 sub-category. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO7 Development protects existing native riparian vegetation and enhances the Brisbane River's landscape values.	AO7.1 Development retains and enhances existing riparian vegetation through the design and construction of Riverwalk.	AO7.1 The subject site is not adjacent to or traversed by the Riverwalk – Typology 1 sub-category or the Riverwalk – Typology 2 sub-category. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO7.2 Riverwalk and adjoining development is planted with large subtropical riparian tree species that are complementary in scale and height to the adjacent built form. Note—For suitable plant species, refer to the Planting species planning scheme policy.	AO7.2 The subject site is not adjacent to or traversed by the Riverwalk – Typology 1 sub-category or the Riverwalk – Typology 2 sub-category. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO8 Development adjoining Riverwalk: (a) contributes to the creation of a vibrant and active waterfront; (b) provides direct access to Riverwalk; (c) allows for visual interaction and surveillance of the public domain.	AO8.1 Development adjoining land in the Riverwalk – Typology 1 sub-category incorporates active frontages at the ground storey for a minimum of 90% of the riverside frontage.	AO8.1 The subject site is not adjacent to or traversed by the Riverwalk – Typology 1 sub-category or the Riverwalk – Typology 2 sub-category. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO8.2 Development adjoining land in the Riverwalk – Typology 2 sub-category orientates living areas, balconies and private open space at the ground storey to the Riverwalk frontage for passive surveillance.	AO8.2 The subject site is not adjacent to or traversed by the Riverwalk – Typology 1 sub-category or the Riverwalk – Typology 2 sub-category. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
PO9 Development ensures that the interface between the Riverwalk and the Brisbane River: (a) supports a safe and publicly accessible waterfront;	AO9.1 Development ensures that the design and construction of any structure over water is in compliance with the standards in the Infrastructure design planning scheme policy.	AO9.1 The subject site is not adjacent to or traversed by the Riverwalk – Typology 1 sub-category or the Riverwalk – Typology 2 sub-category. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) enhances the views of the river, both near and far.	AO9.2 Development ensures that any revetment wall: (a) minimises impact on the riparian edge; (b) is constructed in compliance with the standards in Infrastructure design planning scheme policy.	AO9.2 The subject site is not adjacent to or traversed by the Riverwalk – Typology 1 sub-category or the Riverwalk – Typology 2 sub-category. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

4.2 Biodiversity Areas Overlay Code (Section C)

Effective V37 18 September 2026

Please refer to Ecological Assessment prepared by *Biome Water and Environmental Consulting* for full assessment of Biodiversity Areas overlay Code.

4.3 Bushfire Overlay Code (Sections A, C, and D)

Effective V37 18 September 2026

4.3.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Bushfire overlay code is to: (a) Implement the policy direction in the Strategic framework, in particular: (i) Theme 2: Brisbane's outstanding lifestyle, and Element 2.3 – Brisbane's healthy and safe communities; (ii) Theme 4: Brisbane's highly effective transport and infrastructure networks, and Element 4.3 – Brisbane's coordinated infrastructure planning and delivery. (b) Provide for the assessment of the suitability of development in the Bushfire overlay.		
(2) The purpose of this code will be achieved through the following overall outcomes:		
(a) Development maintains the safety of people and property by not exposing them to an unacceptable risk from bushfire. (b) Development does not increase the exposure of people and property to an unacceptable risk. (c) Development involving new premises for vulnerable uses, difficult to evacuate uses and assembly uses is not located in an area of unacceptable risk. (d) Development which would increase the number of people living, working on or visiting the site is not exposed to an unacceptable risk from bushfire. (e) Development incorporates appropriate siting, design and management measures to avoid areas at risk of bushfire and mitigate risk from bushfire. (f) Development for essential community infrastructure and its function during a bushfire event is protected from unacceptable risk. (g) Development involving the storage and handling of hazardous chemicals in the Bushfire overlay does not pose an unacceptable risk to public safety or the environment. (h) Development provides access and evacuation routes for both private and emergency service vehicles which are appropriate to the nature of the development and the level of bushfire risk.	The proposed subdivision is not considered to increase the threat or exposure of people to bushfire risk.	☒Compliant ☐N/A ☐Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(i) Development provides for fire-fighting requirements. (j) Development mitigates bushfire risk to people and property using measures that avoid or minimise impacts on biodiversity values, ecological features and ecological processes. (k) Development addresses and takes appropriate account of the potential impact of all future bushfire hazard.		

4.3.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development			
PO1 Development: (a) Minimises the bushfire hazard; (b) maximises the protection of life and property from bushfire; (c) addresses the bushfire hazard determined by a bushfire hazard assessment; (d) where not in compliance with an approved bushfire management plan or development footprint: (i) achieves a bushfire attack level that is less than or equal to BAL-29; or (ii) achieves a bushfire attack level that is less than or equal to BAL-12.5 if for vulnerable uses, difficult to evacuate uses, assembly uses, essential community infrastructure or involving	AO1.1 Development is designed and sited in compliance with: (a) an approved bushfire management plan relevant to the full nature of the uses, which identifies the level of bushfire hazard and the location of hazardous vegetation affecting the development; or (b) an approved development footprint identifying the development footprint plan and bushfire management footprint plan; or a bushfire hazard assessment and bushfire management plan prepared in accordance with the Bushfire planning scheme policy which: (i) is undertaken by a suitably qualified person with technical expertise in the field of bushfire hazard identification and mitigation;	AO1 Not Applicable – A bushfire hazard assessment has not been prepared in support of this development give that State Planning Policy Interactive Mapping System (SPP IMS) identifies the site as being outside any bushfire hazard area, with the nearest mapped hazard area approximately 220m east of the site. As outlined in Part 2.1 of *Brisbane City Plan 2014*, the State mapping is understood to prevail to the extent of any inconsistency. Accordingly, the SPP IMS mapping has informed the development response. Notwithstanding, all proposed access and egress points are located away from the nearest State-mapped hazard area. The subdivision layout therefore appropriately separates residential development from the mapped hazard	☐Compliant ☒N/A ☒Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
the handling or storage of hazardous chemicals exceeding amount specified in Table 8.2.5.3.D; or (iii) if on a site of an existing premises and not a vulnerable use, difficult to evacuate use, assembly use, essential community infrastructure or involving the handling or storage of hazardous chemicals exceeding amounts specified in Table 8.2.5.3.D: A. does not extend beyond the bounds of the existing development footprint; B. does not increase the GFA by 10% or 100m2, whichever is the greater; C. does not involve a new use on the site; D. is supported by a bushfire risk assessment prepared by a suitably qualified person with technical expertise in the field of bushfire hazard identification and mitigation, which	(ii) determines the relevant bushfire attack level for that part of the site in which development is proposed (iii) identifies the location of hazardous vegetation that poses a bushfire risk to the development. *Note—Where a bushfire hazard assessment determines that the bushfire hazard for the part of the site in which development is proposed is 'low', no further assessment against this code is required.* *Note—A 'low' bushfire attack level must not be assumed for development in the Potential impact sub-category and in any areas subject to revegetation or regrowth vegetation even where the area is non-vegetated or vegetation is considered low threat in accordance with AS 3959 Construction of buildings in bushfire-prone areas. The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state.* *Note—A bushfire management plan is to be prepared having regard to any bushfire hazard assessment undertaken to prepare a neighbourhood plan.*	and provides suitable access and egress in the event of a bushfire emergency. The proposed ROL will also involve selective vegetation clearing within the development footprint, reducing fuel loads near the proposed residential lots and internal road network.	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
demonstrates that the bushfire risk is acceptable. *Note—Bushfire hazard is generally assessed based on the vegetation existing on site, adjacent and nearby to the site at the time of application. However, the level of bushfire hazard posed by any areas subject to revegetation or regrowth vegetation is assessed as if that area had reached its mature state. The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state.* *Note—Where a bushfire risk assessment is required it must be carried out in accordance with the State Planning Policy and the National Emergency Risk Assessment Guidelines prepared by the Australian Institute of Disaster Resilience.*	*Note—Any bushfire management zone, asset protection zone or similarly defined area approved as part of a bushfire management plan used for bushfire management purposes is considered to be a bushfire management footprint plan. A building protection zone can compromise both the development footprint plan and the bushfire management footprint plan.*		
	AO1.2 Development where not in compliance with an approved bushfire management plan or development footprint identifying the development footprint plan and bushfire management footprint plan: (a) achieves a bushfire attack level that is less than or equal to: (i) BAL-29; or (ii) BAL-12.5 if for vulnerable uses, difficult to evacuate uses, assembly uses, essential community infrastructure or involving the handling or storage of hazardous chemicals exceeding the amount specified in Table 8.2.5.3.D. *Note—Bushfire attack level (BAL) is the radiant heat flux that will be experienced during a bushfire and is a measure of heat energy impact expressed as kW/m2. BAL is measured within the area of the nominated development*	A01,2 Not Applicable – as per the above.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	footprint plan and excludes the area of any bushfire management footprint plan.		
If for development other than reconfiguration of a lot			
PO2 Development other than an extension to an existing building is sited, designed and maintained taking account of all relevant factors affecting the bushfire hazard on the site, including site topography, aspect, location and type and structure of vegetation to: (a) minimise the number of buildings and people working, living or visiting a site exposed to bushfire risk; (b) protect life during bushfire; (c) increase the survival of buildings and structures during a bushfire; (d) minimise bushfire risk from build-up of fuels around buildings and structures. *Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating achievement of this performance outcome.*	AO2.1 Development is: (a) sited in compliance with an approved development footprint identifying the development footprint plan and bushfire management footprint plan or bushfire management plan relevant to the full nature of the use; or (b) if there is no approved development footprint identifying the development footprint plan and no approved bushfire management footprint plan or bushfire management plan, where on a lot greater than 10ha, located in the area of lowest risk from bushfire on the site; and (c) if there is no approved development footprint identifying the development footprint plan and bushfire management footprint plan or bushfire management plan, where on a lot greater than 2,500m2: (i) located away from ridgelines in compliance with Figure a; (ii) located on land with a gradient less than 15%; (iii) preferably located on east- to south-facing slopes and avoiding north- to west-facing slopes unless the slope is clear of vegetation and is not located in the High hazard	AO2.1 Not Applicable – The proposal is for an ROL only.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	buffer area sub-category or the Medium hazard buffer area sub-category;		
	AO2.2 Development is sited within a building protection zone extending a minimum of 20m from the outermost projection of the main building or any habitable structure or to the maximum extent possible on sites less than 2500m^2 where a building protection zone would extend into neighbouring properties; and (a) clusters buildings and structures in the building protection zone; (b) designs the inner 10m of the building protection zone to maintain a very low fuel state in the first 10m, and a fuel-reduced state to the extent of the building protection zone, in compliance with Figure b and Figure c. *Note—The building protection zone includes the dwelling and all ancillary structures and may extend to a road or a building protection zone in an adjoining site.*	AO2.2 Not Applicable – The proposal is for an ROL only.	☐Compliant ☒N/A ☐Performance Solution
PO3 Development utilises fencing that: (a) does not contribute to the spread of bushfire; (b) in an urban area or in proximity to accommodation uses, contributes to reducing bushfire hazard to a building;	AO3.1 Development for a fence within 20m of any building used for accommodation comprises non-combustible or fire retardant materials.	AO3.1 Not Applicable – The proposal is for an ROL only.	☐Compliant ☒N/A ☐Performance Solution
	AO3.2 Development for a fence:	AO3.2 Not Applicable – The proposal is for an ROL only.	☐Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(c) facilitates the safe movement of fauna.	(a) incorporates gaps and spacing to allow the safe movement of fauna; or (b) is designed to enable fauna to climb the fence.		☒N/A ☐Performance Solution
PO4 Development ensures that the location, siting, and design of development and associated driveways and access routes: (a) avoid potential for entrapment during a bushfire; (b) facilitate safe and efficient emergency services to access and egress the site during a bushfire; (c) enables safe evacuation of the site during a bushfire for site occupants. *Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.*	AO4 Development ensures that: (a) the length of driveways or access routes does not exceed 70m between the most distant part of any occupied building and the nearest part of the public road; or (b) where the length of the driveway or access route exceeds 70m: (i) the driveway or private access route design meets the requirements of emergency vehicles in compliance with Table 8.2.5.3.C; (ii) the driveway or access route provides all weather access for two-wheel-drive vehicles; (iii) where relying on a private access route or driveway longer than 200m to reach a public road, a safe alternative access and egress route is provided.	AO4 Not Applicable – The proposal is for an ROL only.	☐Compliant ☒N/A ☐Performance Solution
PO5 Development has adequate road access to the site for emergency vehicles and safe evacuation in a bushfire.	AO5 Development has frontage to a constructed, all-weather public road capable of carrying emergency service vehicles.	AO5 Not Applicable – The proposal is for an ROL only.	☐Compliant ☒N/A ☐Performance Solution
PO6	AO6 Development ensures that:	AO6 Not Applicable – The proposal is for an ROL only.	☐Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development makes adequate provision for fire-fighting requirements, including water supply.	(a) a reliable reticulated water supply and water pressure is available for fire-fighting requirements with water supply and pressure, which is in compliance with the standards specified by the relevant utilities provider; or: (b) where sufficient reticulated water supply is not available for: (i) residential lots, there is a minimum water supply available and retained for fire-fighting purposes in compliance with Table 8.2.5.3.B, which may be in the form of a separate tank or a reserve section as part of a main water supply tank; or (ii) development other than for residential lots involving new premises or an existing premises with a gross floor area greater than 50m^2, on-site water storage is provided which is appropriate to the use, according to the standards specified by the relevant emergency services agency and is not less than 5,000L. *Note—Water supply for fire fighting is in addition to water supply for household use. Where a non-reticulated supply of water is required, swimming pools, creeks and dams should not be used as a substitute for a*		☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	dedicated static supply as these sources of water are not reliable during drought conditions.		
PO7 Development ensures that the water supply provided for fire-fighting is safely located and freely accessible for fire-fighting purposes at all times.	AO7 Development, for which sufficient reticulated water supply is not available, provides: (a) a water supply outlet located away from any potential fire hazards, such as gas bottles; (b) a hardstand area of 11m by 3.5m for fire-fighting vehicles within 2m of the water supply outlet; (c) tanks on the bushfire hazard side of the buildings with adequate shielding for the protection of fire fighters; (d) pumps which are shielded from bushfire hazard; (e) an outlet pipe which is 50mm in diameter and fitted with a 50mm male camlock (standard rural fire brigade fitting); (f) that any underground tank for fire-fighting purposes has an access hole of 200mm to allow a tanker to refill direct from the tank; (g) that any above-ground water tank is made of concrete or metal and its stand is protected from bushfire hazard; (h) that all above-ground water pipes external to the building are metal, including and up to any taps. *Note—Plastic tanks are not to be used.*	AO7 Not Applicable – The proposal is for an ROL only.	☐Compliant ☒N/A ☐Performance Solution
Additional performance outcomes and acceptable outcomes for all development in the Biodiversity areas overlay if on a site larger than 2,500m^2			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO8 Development through the siting, design, and construction of buildings, access routes and fire maintenance trails, and ongoing site management: (a) provides effective separation from sources of bushfire risk; (b) responds to the bushfire risk in that location; (c) maintains the safety and protection of people and property over time; (d) maximises the protection of vegetation in areas of high biodiversity value. *Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome that ensures:* ▪ *ongoing site management, such as the bushfire risk to buildings, does not increase beyond the standard to which they have been designed and constructed;* ▪ *appropriate design and maintenance of the site, and access routes and driveways.*	AO8 Development locates building protection zones as shown on Figure b and Figure c, driveways and access routes and any fire maintenance trails: (a) outside of the Biodiversity areas overlay; or (b) within the existing disturbed, degraded or cleared areas, using natural fire breaks to avoid vegetation clearing and to avoid or otherwise minimise fragmentation or incursions into a habitat area, fauna movement corridor or remnant vegetation.	AO8 Not Applicable – As outlined above the subject site is not considered to be within a bushfire hazard area as indicated on the State Planning Policy Interactive Mapping System (SPP IMS) and therefore no building protection zones are indicated. Notwithstanding it is noted that selective vegetation clearing will be required across the site (of no correlation to the bushfire hazard) of which is addressed in the Ecological Assessment prepared by *Biome Water and Environmental Consulting*.	☐Compliant ☒N/A ☐Performance Solution
Section C—If for reconfiguring a lot			
PO15 Development does not materially increase the number of premises	AO15 Development does not materially increase the number of people living or working in the Bushfire overlay area.	AO15 Not Applicable – As outlined above the subject site is not considered to be	☐Compliant ☒N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
exposed to unacceptable risk during bushfire events.		within a bushfire hazard area as indicated on the State Planning Policy Interactive Mapping System (SPP IMS). Notwithstanding, all proposed access and egress points are located away from the nearest State-mapped hazard area. The subdivision layout does not materially increase the number of people living or working in the Bushfire overlay area.	☐Performance Solution
PO16 Development is designed to: (a) mitigate the risk of bushfire hazard to each lot; (b) limit the spread of bushfire; (c) achieve and maintain sufficient separation distance between development and hazardous vegetation to minimise bushfire hazard to future buildings during a bushfire; (d) allow for emergency services access. (e) locate buildings within a building protection zone *Note—Lot size, location, configuration, dimensions and building measures are balanced to achieve an acceptable level of risk to future occupants.*	AO16 Development requires that lot number, size, shape and layout allow for the siting of future buildings within the lowest hazard locations on the site being located: (a) within a building protection zone in accordance with Figure b and Figure c; (b) away from ridgelines and hilltop sites in compliance with Figure a; (c) on land with a gradient less than 15%; (d) preferably on east to south facing slopes and avoiding north to west facing slopes unless the slope is clear of vegetation and is not located in the High hazard buffer area sub-category or Medium hazard buffer area sub-category.	AO16 Not Applicable – As outlined above, the subject site is not identified as being within a bushfire hazard area on the State Planning Policy Interactive Mapping System (SPP IMS). Notwithstanding this, all proposed access and egress points are located away from the nearest State-mapped hazard area. The proposed lots are located away from ridgelines and hilltops, are situated on land with a gradient of less than 15%, and are adequately separated from the nearest hazardous vegetation. Accordingly, future buildings and structures on the proposed lots will be located in the lowest-hazard areas, thereby minimising bushfire risk to each lot.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.			
PO17 Development promotes safe site access, avoids creating a potential entrapment situation and supports accessibility and manoeuvring for fire fighting during bushfires. *Note—This includes easements and boundary realignments.* *Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.*	AO17 Development provides a lot layout which: (a) provides direct road access and egress for new lots to public roads, rather than the creation of easements; (b) in an urban category, avoids creating a new lot less than or equal to 2,500m^2 which directly adjoins hazardous vegetation; (c) in an urban category, locates a future building protection zone to avoid a driveway of longer than 70m from the road frontage to a habitable building; (d) in a rural category, provides for an alternative access where the private access roads or driveways are longer than 200m to reach a public road.	AO17 Not Applicable – As outlined above, the subject site is not identified as being within a bushfire hazard area on the State Planning Policy Interactive Mapping System (SPP IMS). Notwithstanding, all proposed access and egress points (including both the temporary and ultimate arrangement) are located away from the nearest State-mapped hazard area. The subdivision layout therefore appropriately separates residential development from the mapped hazard and provides suitable access and egress in the event of a bushfire emergency.	☒Compliant ☐N/A ☐Performance Solution
PO18 Development ensures that the road layout and design provides: (a) efficient emergency services access to sites and manoeuvring within the subdivision; (b) safe and efficient movement of residents, workers and visitors out	AO18.1 Development involving a new road or fire maintenance trail is designed and constructed in compliance with: (a) Table 8.2.5.3.C; or (b) an approved bushfire management plan.	AO18.1 Not Applicable – As outlined above, the subject site is not identified as being within a bushfire hazard area on the State Planning Policy Interactive Mapping System (SPP IMS). The nearest state mapped bushfire hazard areas is located over 230m away from any proposed road onsite and as such the proposed roads	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
of the subdivision and away from an approaching bushfire; (c) safe and efficient movement of emergency services into the subdivision; (d) alternative egress routes considering the most likely bushfire scenarios; (e) ongoing availability and maintenance of access and egress routes for the purposes of evacuation and emergency services access. *Note—A bushfire management plan prepared in accordance with the Bushfire planning scheme policy can assist in demonstrating compliance with this performance outcome.*		will be constructed in accordance with the Councils standard requirements rather than Table 8.2.5.3.C.	
	AO18.2 Development has a road layout and design which: (a) provides for alternative access routes to the subdivision, by public roads that meet the requirements in Table 8.2.5.3.C and are able to access the arterial road network; (b) excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the development from hazardous vegetation; (c) does not include dead-end roads or if a dead-end road is unavoidable, it is a maximum of 60m long, or 200m where located in the Environmental management zone, Conservation zone, Rural zone, or Rural residential zone, and an alternative emergency evacuation and egress route away from the most likely source of bushfire risk is provided for lots where multiple road access or exit points are not possible; (d) links road within the subdivision to, or provides for future links to roads in adjacent subdivisions. *Note—Where staged development occurs or development is in accordance with an approved master plan, a temporary perimeter road may be*	AO18.2 Not Applicable – As outlined above, the subject site is not identified as being within a bushfire hazard area on the State Planning Policy Interactive Mapping System (SPP IMS). Notwithstanding, the proposed ultimate road arrangement does not provide for any cul-de-sacs and allows multiple points of access and egress to the arterial network.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	considered, subject to availability of reticulated water supply.		
PO19 Development involving new premises provides adequate infrastructure to support fire fighting.	AO19.1 Development involving new premises ensures that: (a) lots have access to reticulated water supply and water pressure available for fire-fighting requirements with water supply and pressure that accord with the standards specified by the relevant utilities provider; or (b) where reticulated water supply is not available for: (i) residential lots, there is a minimum water supply available and retained for fire-fighting purposes in compliance with Table 8.2.5.3.B, which may be in the form of a separate tank or a reserve section as part of a main water supply tank; (ii) development other than residential lots, onsite water storage is provided which is appropriate to the proposed future use according to the standards specified by the relevant emergency services agency and is not less than 5,000L. *Note—Water supply for fire-fighting is in addition to water supply for household use. Where a non-reticulated supply of water is required, swimming pools, creeks and dams should not be used as a substitute for a*	AO19.1 Not Applicable – As outlined above, the subject site is not identified as being within a bushfire hazard area on the State Planning Policy Interactive Mapping System (SPP IMS). Notwithstanding the proposed development will provides adequate infrastructure to support fire fighting as assessed within the Civil Engineering report prepared by *Civil 360*.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	dedicated static supply as these sources of water are not reliable during drought conditions.		
	AO19.2 Development provides fire hydrants in accordance with Central SEQ Distributor-Retailer Authority, Queensland Urban Utilities (incorporating Water Services Association of Australia) Standards.	AO19.2 Not Applicable – As outlined above, the subject site is not identified as being within a bushfire hazard area on the State Planning Policy Interactive Mapping System (SPP IMS). Notwithstanding the proposed development will provides adequate infrastructure to support fire fighting as assessed within the Civil Engineering report prepared by *Civil 360*.	☐Compliant ☒N/A ☐Performance Solution
Section D—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development where in Potential impact sub-category			
PO20 Development is designed and constructed to reduce vulnerability to bushfire attack and addresses the bushfire hazard by a bushfire hazard assessment that: (a) utilises a fit for purpose methodology prepared in accordance with the State Planning Policy – State interest technical manual – Natural hazards, risk and resilience; (b) includes the following measures and inputs: i. potential fuel loads for vegetation in its mature state from areas subject to revegetation or regrowth vegetation;	A020.1 Development is designed and sited in compliance with an approved bushfire management plan relevant to the full nature of the uses, which identifies the level of future bushfire hazard and the location of future hazardous vegetation affecting the development. *Note—The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state.*	AO20.1 Not Applicable – The subject site is not located within the Potential impact sub-category.	☐Compliant ☒N/A ☐Performance Solution
	AO20.2 Development other than ROL determines bushfire attack level using:	AO20.2 Not Applicable – The subject site is not located within the Potential impact sub-category.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
ii. a published vegetation hazard classification dataset from the relevant fire authority; iii. forest fire danger index of 54 (AEP 5%); iv. potential flame length; v. potential rate of fire spread. (c) is undertaken by a person suitably qualified and experienced with technical expertise in the field of bushfire hazard identification and mitigation, including protection of biodiversity values; (d) determines the relevant bushfire attack level for that part of the site in which development is proposed. *Note—The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state.*	(a) potential fuel loads for vegetation in its mature state from areas subject to revegetation or regrowth vegetation; *Note—In the absence of an approved rehabilitation and revegetation plan refer to Figure d—Regional ecosystem vegetation communities.* (b) a published vegetation hazard classification dataset from the Relevant fire authority; (c) forest fire danger index of 54 (AEP 5%). *Note—Revegetation and regrowth vegetation may be planned within the Potential impact sub-category on both private and public lands. The level of bushfire hazard posed by any areas subject to revegetation or regrowth vegetation is to be assessed as if that area had reached its mature state. A â€˜low' bushfire attack level must not be assumed in these locations even where the area is non-vegetated or vegetation is considered low threat in accordance with AS 3959-2009 Construction of buildings in bushfire-prone areas. The Bushfire planning scheme policy provides advice about the sources of information to be consulted to determine areas subject to revegetation or regrowth vegetation and the hazard classification of that vegetation in its mature state.*		

4.4 Community Purposes Network Overlay Code

Effective V37 18 September 2026

4.4.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) This code applies to assessing development in the Community purposes network overlay, if: (a) assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or (b) impact assessable development.		
(2) Land within the Community purposes network overlay is identified on the Community purposes network overlay map and is included in the following sub-categories: (a) Existing trunk park sub-category; (b) Existing non-trunk park sub-category; (c) Existing community facilities and land for community facilities sub-category; (d) LGIP planned land for community facilities specific location sub-category; (e) LGIP planned park acquisition specific location sub-category; (f) LGIP planned park upgrade specific location sub-category; (g) LGIP planned park embellishment specific location sub-category; (h) LGIP planned corridor park specific location sub-category; (i) Long term land for community facilities specific location sub-category; (j) Long term park specific location sub-category; (k) Long term corridor park specific location sub-category.		
(3) When using this code, reference should be made to section 1.5 and section 5.3.3. *Note: The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.* *Editor's note: Standards for the provision of trunk infrastructure are specified in the Local government infrastructure plan.*		
(a) Implement the policy direction in the Strategic framework in particular: (i) Theme 4: Brisbane's highly effective transport and infrastructure, Element 4.2 — Brisbane's other infrastructure networks and Element 4.3 — Brisbane's coordinated infrastructure planning and delivery; (ii) Theme 5: Brisbane's CityShape and Element 5.6 — Brisbane's Greenspace System.1	Not Applicable – While the Brisbane City Council's Local Government Infrastructure Plan (LGIP) identifies a portion of the subject site for future Council-owned infrastructure, specifically park acquisition and embellishment (Council reference: ROC-A1-015). It is noted that this park has been delivered through approval A005652939 (just south of the subject site). Therefore, no further trunk park land is required for this LGIP item.	☐Compliant ☒N/A ☐Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(b) Development which is assumed future urban development contributes to the completion of the Community purposes network through the provision of the existing and planned infrastructure for the parks network and land for the community facilities network in the Local government infrastructure plan. (c) Development which is not assumed future urban development contributes to the completion of the Community purposes network through the provision of additional trunk infrastructure costs for long term infrastructure for the parks network and land for the community facilities network in the Long term infrastructure plans. (d) Development which provides existing and planned infrastructure for the Community purposes network in the Local government infrastructure plan ensures the provision, location, layout and configuration of the park and land for community facilities meets community needs and contributes quality assets. (e) Development does not compromise the completion of the Community purposes network.		

4.4.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
If on a site in the Existing trunk park sub-category, Existing non-trunk park 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 park specific location sub-category or Long-term corridor park specific location sub-category			
PO1 Development which is assumed future urban development provides the existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site:	AO1 Development which is assumed future urban development provides land and embellishments for existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site in compliance with the standards for the parks network in the Park planning and	AO1 Not Applicable – While the Brisbane City Council's Local Government Infrastructure Plan (LGIP) identifies a portion of the subject site for future Council-owned infrastructure, specifically park acquisition and embellishment (Council reference: ROC-A1-015). It is noted that this park has been	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) to serve the recreational needs of Brisbane's residents, workers and visitors on a local, district and metropolitan scale; (b) to maximise recreational, visual, cultural and biodiversity values; (c) of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use; (d) to meet the requirements of intended users; (a) to provide, in appropriate locations, that provide for a diversity of recreational opportunities and avoid duplicating facilities in nearby parks.	design code and the Infrastructure design planning scheme policy	delivered through approval A005652939 (just south of the subject site). Therefore, no further trunk park land is required for this LGIP item.	
PO2 Development provides for the payment of additional trunk infrastructure costs for the following: (a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (b) for development completely inside the priority infrastructure area in the Local government infrastructure plan: (i) trunk infrastructure to be provided earlier than planned in the Local government infrastructure plan;	AO2 No acceptable outcome is prescribed.	AO2 Noted.	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(ii) long term infrastructure for the parks network which is made necessary by development that is not assumed future urban development; (iii) other infrastructure for the parks network associated with development that is not assumed future urban development which is made necessary by the development. *Editor's note—The payment of additional trunk infrastructure costs under the Act for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.* *Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.*			
PO3 Development protects a park shown on the Community purposes network overlay map to ensure the following are not compromised: (a) the long term infrastructure for the parks network in the Long term	AO3 Development protects a park shown on the Community purposes network overlay map in compliance with the following: (a) for long term infrastructure for the parks network, the Long term infrastructure plans;	AO3 Not Applicable – While the Brisbane City Council's Local Government Infrastructure Plan (LGIP) identifies a portion of the subject site for future Council-owned infrastructure, specifically park acquisition and embellishment (Council reference: ROC-A1-015). It is noted that this park has been	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
infrastructure plans and an applicable neighbourhood plan; (b) the existing and planned infrastructure for the parks network in the Local government infrastructure plan; (c) the provision of long term, existing and planned infrastructure for the parks network which: (i) is required to service the development or existing and future urban development in the planning scheme area; o (ii) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. *Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.*	(b) for existing and planned infrastructure for the parks network, the Local government infrastructure plan; (c) the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy.	delivered through approval A005652939 (just south of the subject site). Therefore, no further trunk park land is required for this LGIP item.	
If on a site in the Existing community facilities and land for community facilities sub-category, LGIP planned land for community facilities specific location sub-category or Long term land for community facilities specific location sub-category			
PO4 Development which is assumed future urban development provides the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site:	AO4 Development which is assumed future urban development provides land for existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site in compliance with the standards for the land	AO4 Not Applicable	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) to serve the physical, social and cultural needs of Brisbane's residents, workers and visitors on a local, district and metropolitan scale; (b) to maximise recreational, social and cultural values; (c) of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use; (d) to meet the requirements of the intended users; (e) to provide, in appropriate locations, for a diversity of community service, cultural and leisure opportunities, that are integrated or co-located with complementary uses and avoid duplicating facilities on nearby land in the community facilities network.	for the community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.		
PO5 Development provides for the payment of additional trunk infrastructure costs for the following: (a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (b) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving	AO5 No acceptable outcome is prescribed.	AO5 Not Applicable	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(i) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; (ii) long term infrastructure for the land for community facilities network which is made necessary by development that is not assumed future urban development; (iii) other infrastructure for the land for community facilities network associated with development that is not assumed future urban development which is made necessary by the development. *Editor's note—The payment of additional trunk infrastructure costs under the Act for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.* *Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.*			
PO6 Development protects land for community facilities shown on the Community purposes network overlay	AO6 Development protects land for community facilities network shown on the Community	AO6 Not Applicable	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
map to ensure the following are not compromised: (a) the long term infrastructure for the land for community facilities network in the Long term infrastructure plans and an applicable neighbourhood plan; (b) the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan; (c) the provision of long term, existing and planned infrastructure for the land for community facilities network which: (i) is required to service the development or existing and future urban development in the planning scheme areas; or (ii) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. *Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.*	purposes network overlay map in compliance with the following: (a) for long term infrastructure for the land for community facilities network, the Long term infrastructure plans; (b) for existing and planned infrastructure for the land for community facilities network, the Local government infrastructure plan; (c) the standards for the land for community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.		

4.5 Flood Overlay Code (Section B and C)

Effective – V37 18 September 2026

Please refer to Conceptual Stormwater Management Plan prepared by *Biome Water and Environmental Consulting* for full assessment of Flood Overlay Code.

4.6 Road Hierarchy Overlay Code

Effective - V37 18 September 2026

4.6.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Road hierarchy overlay code is to: (a) Implement the policy direction in the Strategic framework, in particular: (i) Theme 4: Brisbane's highly effective transport and infrastructure networks and Element 4.1 – Brisbane's transport infrastructure networks; (ii) Theme 2: Brisbane's outstanding lifestyle and Element 2.1 – Brisbane's identity. (b) Provide for the assessment of the suitability of development in the Road hierarchy overlay.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Development contributes to the safe and efficient operation of the existing and planned road hierarchy and to the function of the road as part of Brisbane's public domain. (b) Development accessing roads is consistent with and does not compromise the road hierarchy in its use, function, flow, or capacity by buses, pedestrians and cyclists. (c) Development that changes the function of a road by generating traffic does so such that the new function of the road in the hierarchy is compatible with the surrounding road hierarchy and where necessary is reconstructed to meet its new design parameters. (d) Development that provides a new road internal and connecting to the road hierarchy complements or completes the existing road hierarchy. (e) Development does not compromise the completion of the road hierarchy. (f) Development ensures that land uses are located to support and implement a safe and efficient road hierarchy facilitating the efficient movement of people and goods.	The proposal is consistent with the purpose and overall outcomes of the Road hierarchy overlay code. The development provides a new minor road network that integrates with the planned road network on adjoining land, does not require widening of Rochedale Road, and limits access to Rochedale Road to an interim intersection that operates within acceptable performance levels until permanent connections are available via Ford Road and Prestige Street (Transport Impact Assessment prepared by Rytenskild Traffic Engineering), as addressed against the individual performance outcomes below.	☒Compliant ☐N/A ☐Performance Solution

4.6.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use			
PO1 Development ensures that: (a) vehicle access is provided to each premises, which has no significant impact on the safety, efficiency, function, convenience of use or capacity of: (i) the road hierarchy shown on the Road hierarchy overlay map; (ii) public transport operations; (iii) pedestrian and cyclist movement; (b) the safety and efficiency of primary freight routes are protected and enhanced, supporting major industry areas; (c) site access driveways in the road area accommodate all turns only when such arrangements are safe and can be demonstrated to not inhibit transport system operation.	AO1.1 Development ensures that an access driveway is provided from: (a) a minor road; (b) a district road or suburban road if the development has high traffic-generating potential.	AO1.1 The proposal is for reconfiguring a lot and does not involve a material change of use. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO1.2 Development ensures that an access driveway is not provided to or from a primary freight route identified on the Road hierarchy overlay map.	AO1.2 The proposal is for reconfiguring a lot and does not involve a material change of use. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO1.3 Development ensures that a use other than a use with high traffic-generating potential gains all vehicular access, other than for service vehicles, via the lowest order road in the road hierarchy to which the site has frontage.	AO1.3 The proposal is for reconfiguring a lot and does not involve a material change of use. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.	AO1.4 The proposal is for reconfiguring a lot and does not involve a material change of use. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO1.5 Development ensures that vehicle access is provided to an abutting site that only has frontage to an arterial road, to facilitate	AO1.5 The proposal is for reconfiguring a lot and does not involve a material change of use. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	access to the abutting site via an alternative street.		
Section B—If for assessable development for a material change of use			
PO2 Development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network.	AO2.1 Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area.	AO2.1 The proposal is for reconfiguring a lot and does not involve a material change of use. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO2.2 Development mitigates an impact on the road hierarchy if the development: (a) is for a major development; or (b) involves an access driveway to a major road; or (c) involves an access driveway within 100m of a signalised intersection. *Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy.*	AO2.2 The proposal is for reconfiguring a lot and does not involve a material change of use. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
Section C—If for assessable development for a material change of use or reconfiguring of a lot			
PO3 Development makes provision for the extension, expansion and widening of the existing and future road network where required.	AO3 No acceptable outcome is prescribed.	AO3 The development provides new roads designed to connect to the planned road network on adjoining land to the north, east and south, as shown on the Structure Plan prepared by Survey Mark, with Road 2 extended to the eastern land and dedicated in	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
		Stage 2B. No widening of Rochedale Road is required.	
PO3A Development provides for the payment of extra trunk infrastructure costs for the following: (j) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (k) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: (i) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; (ii) long term infrastructure for the road network which is made necessary by development that is not assumed future urban development; (iii) other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development.	AO3A No acceptable outcome is prescribed.	AO3A The subject site is within the Priority infrastructure area, and Council's pre-lodgement advice confirms that trunk road works are not anticipated to be required for the development. The proposal is not for development requiring extra trunk infrastructure costs for the road network. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. *Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.*			
If on a site in or adjacent to the District road sub-category which has a width less than 20 metres, or to the Suburban road sub-category or to the Arterial road sub-category			
PO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map to ensure the following are not compromised: (a) the long term infrastructure for the road network in the Long term infrastructure plans; (b) the existing and planned infrastructure for the road network in the Local government infrastructure plan (c) the provision of long term, existing and planned infrastructure for the road network which: (i) is required to service the development or existing and future urban development in the planning scheme area; or	AO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following: (a) for the long term infrastructure for the road network, the Long term infrastructure plans; (b) for existing and planned infrastructure for the road network, the Local government infrastructure plan; (c) the standards for the road network in the Infrastructure design planning scheme policy.	AO4 Rochedale Road is identified as a Suburban road on the Road hierarchy overlay map. No road widening or land dedication is required along the Rochedale Road frontage, and the proposal does not compromise the existing or planned infrastructure for the road network. Verge and footpath works along the frontage can be conditioned by Council.	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(ii) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. *Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.*			
Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy			
PO5 Development ensures that a new road connection provides: (a) safe, efficient and convenient connectivity of the new road to the major road network; (b) a minimum number of intersections to the major road network.	AO5 Development provides access to the road network in a manner that preserves the function of the road hierarchy and addresses all impacts to the road network.	AO5 Access to the major road network is limited to a single interim intersection with Rochedale Road via Road 1, which the Transport Impact Assessment prepared by Rytenskild Traffic Engineering demonstrates will operate within acceptable performance levels to 2038, with a maximum degree of saturation of 0.379. The interim access is replaced by permanent connections to Rochedale Road via Ford Road and Prestige Street through adjoining development, after which Road 1 is converted to a pedestrian and bicycle link.	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO6 Development ensures that an extension of or change to the road network: (a) provides internal connectivity and connects to the external road network; (b) provides pedestrian connectivity to facilitate ease of access by the shortest reasonable route to neighbourhood facilities, parks, schools, shops, bus routes, transport facilities or open space systems; (c) provides cycle connectivity to facilitate ease of access by the shortest reasonable distance to the next higher order cycle route; (d) includes the provision of bus routes that provide ease of access to bus customers; (e) minimises vehicle volumes and speed in residential streets while providing connectivity to major roads in a reasonable travel time; (f) provides a street layout that minimises travel time and traffic volumes on minor roads; (g) provides high permeability for pedestrian and cycle networks; (h) provides safe accessibility to lots by having more than one street providing access to the area;	AO6.1 Development ensures that a new or upgraded road is designed and constructed in accordance with its road hierarchy classification as shown on the Road hierarchy overlay and the standards in the Infrastructure design planning scheme policy.	AO6.1 Road 2 and the Botanica Street extension are minor roads with a 5.5m pavement within a 14.0m road reserve, and the interim Road 1 access comprises a 6.0m concrete driveway within an 8.5m road reserve. The Transport Impact Assessment prepared by Rytenskild Traffic Engineering confirms the road reserve widths and intersection arrangements are generally in accordance with Council's road design standards.	☒Compliant ☐N/A ☐Performance Solution
	AO6.2 Development preserves the function of the road hierarchy and addresses all impacts on the road network. *Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy (Traffic impact assessment and definitions section).*	AO6.2 The Transport Impact Assessment prepared by Rytenskild Traffic Engineering, certified by an RPEQ, concludes that the development traffic can be accommodated and that the access arrangements, intersection treatments, internal road network and servicing arrangements are satisfactory, preserving the function of the road hierarchy.	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(i) preserves the function of the road hierarchy and addresses all impacts to the road network.			
PO7 Development ensures that premises and vehicle access are located and controlled so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the major road network and preserves the function of the road hierarchy.	AO7 Development ensures that residential lots are laid out to ensure a future use does not directly ingress from or egress to a major road.	AO7 Rochedale Road is a major road. No residential lot obtains direct vehicular access to Rochedale Road, with Lots 1 to 3, which adjoin the Rochedale Road frontage, obtaining access via the shared driveway and access easement to the internal road network.	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO8 Development ensures that an intersection is designed and constructed in accordance with its hierarchical classification as shown on the Road hierarchy overlay.	AO8 Development ensures that an intersection is designed to the standard of the highest order road at the point of intersection in accordance with the road design standard in the Infrastructure design planning scheme policy.	AO8 A performance outcome is sought against AO8 regarding the turn treatments at the interim Rochedale Road / Road 1 intersection. Compliance with PO8 is demonstrated on the following basis: the Transport Impact Assessment prepared by Rytenskild Traffic Engineering proposes basic right-turn (BAR) and basic left-turn (BAL) treatments in place of the channelised right-turn (CHR) treatment warranted under 2038 design volumes, which is appropriate given the access is temporary and will be removed once permanent connections are available, likely well before 2038; the 2038 volumes are a conservative design horizon; right-turn demand is low at approximately 15 vehicles in the afternoon peak hour; B99 vehicles can enter and exit the new road at the same time; SIDRA modelling shows the intersection operating within acceptable performance levels; and the same layout has been constructed at the Rochedale Road / Ford Road intersection, where turning demands will be significantly higher. Internal intersections are designed in accordance with the Infrastructure design planning scheme policy.	☐Compliant ☐N/A ☒Performance Solution

4.7 Streetscape Hierarchy Overlay Code

Effective - V37 18 September 2026

4.7.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Streetscape hierarchy overlay code is to: (a) Implement the policy direction in the Strategic framework, in particular: (i) Theme 2: Brisbane's outstanding lifestyle and Element 2.1– Brisbane's identity; (ii) Theme 4: Brisbane's highly effective transport and infrastructure networks and Element 4.1 – Brisbane's transport infrastructure networks. (b) Provide for the assessment of the suitability of development in the Streetscape hierarchy overlay.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Development ensures that verges are wide enough to support high levels of pedestrian movement and have sufficient space to accommodate large subtropical street tree plantings. (b) Development ensures that existing street trees are retained and new subtropical tree species in the verge make a significant contribution to shade tree cover and carbon sequestration. (c) Development ensures that subtropical planting reinforces city gateways, thresholds and nodes. (d) Development ensures that verges comprise consistent and high-quality treatments with improved footpaths and increased shade and shelter appropriate to their anticipated pedestrian use and where the use will change from the current zone. (e) Development protects and contributes to safe, direct and convenient access for pedestrians and cyclists of all ages and abilities throughout sites and throughout neighbourhoods. (f) Development maintains options for the safe movement of wildlife along a corridor.	The proposal is consistent with the purpose and overall outcomes of the Streetscape hierarchy overlay code. No road widening or land dedication is required along the Rochedale Road frontage, and verge works along the frontage can be conditioned by Council. The internal roads provide verges accommodating a footpath and subtropical street tree planting, with a pedestrian and bicycle link to Rochedale Road from Stage 2A, as addressed against the individual performance outcomes below.	☒Compliant ☐N/A ☐Performance Solution

4.7.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development			
PO1 Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.	AO1 Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	AO1 Rochedale Road is identified as a Neighbourhood street minor on the Streetscape hierarchy overlay map, with a required verge width of 3.75m under Table 8.2.20.3.B. No road widening or linear land dedication is required along the Rochedale Road frontage, and verge works along the frontage, which are not shown on the proposal plans, can be conditioned by Council.	☒Compliant ☐N/A ☐Performance Solution
PO2 Development must construct verges including street tree planting, street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus.	AO2.1 Development ensures that existing street trees are retained and protected.	AO2.1 Works within the Rochedale Road verge are limited to the interim intersection, the subsequent pedestrian and bicycle link connection and service connections. Any existing street trees within the verge will be retained and protected during construction, which can be conditioned.	☒Compliant ☐N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO2.2 Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	AO2.2 Street trees, footpaths and verge treatments within the new roads will be designed and constructed in accordance with the Infrastructure design planning scheme policy, including Harpullia pendula and Elaeocarpus eumundii street trees and a 1.2m footpath as shown on the Statement of Landscape Intent prepared by Scenetics Landscape Planners & Consultants. Verge, footpath and lighting works along the Rochedale Road frontage can be conditioned by Council in accordance with the streetscape locality advice and road corridor design standards.	☒Compliant ☐N/A ☐Performance Solution
Section B—If for assessable development			
PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map: (a) facilitates a high level of pedestrian movement and activity; (b) enforces the sense of arrival to individual precincts and major connections;	AO3.1 Development ensures that a corner land dedication is provided: (a) where identified in the Streetscape hierarchy overlay map; (b) in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	AO3.1 The subject site is not within or adjoining the Corner land dedication sub-category of the Streetscape hierarchy overlay. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(c) provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm.	AO3.2 Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	AO3.2 The subject site is not within or adjoining the Corner land dedication sub-category of the Streetscape hierarchy overlay. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
	AO3.3 Development ensures that public art is provided in a corner land dedication area where identified in a neighbourhood plan and in compliance with the specifications and standards in the streetscape locality advice and public art standards in the Infrastructure design planning scheme policy.	AO3.3 The subject site is not within or adjoining the Corner land dedication sub-category of the Streetscape hierarchy overlay. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution
If in or on a site adjoining the Wildlife movement solution sub-category			
PO4 Development incorporates effective wildlife movement infrastructure that enables safe wildlife movement across and past transport infrastructure.	AO4 Development ensures that infrastructure solutions are: (a) provided at the locations identified on the Streetscape hierarchy overlay map; (b) designed to: (i) account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance; (ii) achieve physical separation of native wildlife and the road; (iii) adopt designs and treatments known to be used by native species,	AO4 The subject site is not within or adjoining the Wildlife movement solution sub-category. As such, this criterion is not applicable.	☐Compliant ☒N/A ☐Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	including significant fauna species listed in the Biodiversity area overlay code. Note—Refer to the Infrastructure design planning scheme policy for further guidance of the design of wildlife movement solutions.		