

# Rochedale Urban Community Local Plan

## Frequently Asked Questions



*Dedicated to a better Brisbane*

### What is the Rochedale Urban Community Local Plan?

The Local Plan will transform semi-rural Rochedale into an innovative, vibrant and sustainable community. Access to local employment opportunities, improved public transport, active transport networks, sustainable water infrastructure and a range of community facilities will be provided over time.

### What are the key elements of the Local Plan?

Under the Local Plan, the Rochedale Urban Community will ultimately be:

- a master planned urban community featuring housing, commercial, mixed-use and retail precincts as well as educational and community facilities
- a community with a mixture of house densities, affordability and an overall attention to sustainable principles
- a sustainable, healthy and water smart community
- linked by active transport via connected on and off road walking and cycling paths and access to the Department of Transport and Main Road's South East Busway extension.
- an employment hub.

### What stage is the project at?

The project is at the implementation stage, which involves the following:

- Detailed planning of infrastructure is being implemented, according to the order that the development applications are lodged, approved and acted upon.
- Council assesses these applications
- The community can access current development applications from the Brisbane City Council website at: [www.brisbane.qld.gov.au](http://www.brisbane.qld.gov.au)

### How does the project meet Brisbane City Council's vision for 2026?

The Local Plan meets Brisbane City Council's vision for 2026 by outlining a Rochedale community that is:

- friendly and safe
- smart and prosperous
- clean and green
- active and healthy
- well-designed and subtropical
- vibrant and creative
- accessible and connected.

### Will access to public transport be improved?

Transport corridors will be upgraded and provide better access to public transport through additional local services and connections to the South-East Busway. This will occur with the collaboration of Translink.

### What are the sustainable features of the Local Plan?

The Rochedale Urban Community will feature:

- sustainable subtropical design and lifestyle which preserves vegetation and open spaces, including bushlands and waterways
- continued conservation of the koala habitat area next to the study area, in line with current Brisbane City Council standards and State Government requirements
- an east-west animal crossing through the local area, which promotes a variety of wildlife within the region and protects local species
- As part of the development application process, Brisbane City Council is encouraging energy efficiency within both commercial and residential development.

### Will local roads be upgraded under the Plan?

Brisbane City Council is working with various State Government agencies to upgrade roads and improve connectivity within the Rochedale area and between Rochedale and neighbouring areas.

Roads within the area will be improved and widened to meet future growth in the area and allow Brisbane City Council to provide pedestrian and cycling routes parallel to the roads.

These upgraded, wider roads are planned to be tree-lined, with stormwater treatment methods and dedicated pedestrian and cycling access.

### What community facilities are proposed under the plan?

Facilities include:

- a significant amount of open, accessible and safe community spaces
- dedicated and connected pedestrian and cycle links that encourage an active and healthy lifestyle
- easy access to neighbourhood centres and parks which will provide for a range of indoor and outdoor sports, recreation and community activities
- a town centre which will be a vibrant hub of restaurants, cafes, retail, community facilities and public spaces.

### Environment

#### Will endangered species such as koalas be protected?

Koala habitat areas within Rochedale will continue to be managed and conserved in line with current standards. In addition, wildlife corridors have been identified which will be protected from development and will undergo re-habilitation and re-vegetation as required.

More than one-third of the Rochedale Urban Community will be preserved as koala habitat; as part of the largest koala habitat area in Brisbane.

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### Will green space and natural habitats be protected?

The vision of the Local Plan is to manage development to retain the scenic beauty of Rochedale. Significant portions of existing vegetation will be retained as part of the development in addition to the rehabilitation and re-vegetation of new public and private open space areas.

Waterways in the Rochedale area will be maintained to naturally treat stormwater and provide wildlife corridors. Brisbane City Council will also work with the community to rehabilitate local waterways, making Rochedale a cleaner and greener suburb.

### What will Brisbane City Council do to retain Rochedale's local amenity and character?

Brisbane City Council's vision for Rochedale is for a healthy and active community with innovative clean and green initiatives.

The Rochedale Urban Community will retain its character through:

- sustainable subtropical design and lifestyle which will maintain significant vegetation and open spaces
- continued management and conservation of the koala habitat area adjacent to the study area
- provision of an east-west fauna link through the local area, which promotes and protects a variety of local wildlife species within the region.

Development and construction

### How are Development Applications assessed by Council?

Development applications received by Brisbane City Council are thoroughly assessed according to the Integrated Development Assessment System (IDAS) to ensure the vision and criteria of the Local Plan are met and to protect the community and environment.

Brisbane City Council will work with local developers to coordinate the detailed planning and delivery of required infrastructure as development applications are lodged, approved and acted upon.

### What is the process for Development Applications?

1. Application stage – application lodged with Council
2. Information and referral stage – Council may request additional information from the applicant
3. Notification stage - application made publicly available for comment (if applicable)
4. Assessment and decision stage – Council makes a decision on whether to approve or refuse the application
5. Council notifies the applicant and any submitters of their decision

### How will Brisbane City Council minimise construction impacts?

Significant construction and development is expected to occur in the Rochedale area over coming years. Most of this work is expected to be carried out by the region's developers.

Under the Integrated

Development Assessment System (IDAS), Brisbane City Council will ensure measures for managing construction impacts are included and met. This will include traffic management plans and reinstatement following completion of the work.

### Will there be any construction impact to the environment?

Significant construction and development is expected to occur in the Rochedale region in coming years. Much of this work is expected to be carried out by developers.

Council is working with the Environmental Protection Agency (EPA) and under the Integrated Development Assessment System (IDAS) to ensure significant measures to reduce construction impacts are included and met. This will include strict environmental impact controls that meet the required government regulations and policies.

### I own a business within the region. How will I be affected?

The project is currently moving into the implementation phase. This phase involves significant detailed planning and working with the area's developers to coordinate the delivery of required infrastructure.

Once these details are finalised, impacted stakeholders will be contacted by Council.

### What other projects are in the Rochedale area?

The State Government and Brisbane City Council are undertaking a number of other significant projects around the Rochedale Region.

#### **Transport:**

Gateway Motorway South Planning Study (Department of Transport and Main Roads)

- Phone: 1800 268 257

Southeast Busway (Rochedale to Springwood) (Department of Transport and Main Roads)

- Phone: 1800 794 288

PPL Planning Study (Miles Platting, Padstow and Logan Roads intersection and Padstow and Warrigal Roads intersection) (Department of Transport and Main Roads and Brisbane City Council)

- Phone: 1800 897 778

#### **Water:**

Western Corridor Recycled Water Project (Queensland Government)

- Phone: 1800 997 464

**For further information Rochedale Urban Community Local Plan, please contact us by:**

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