

ROCHEDALE URBAN COMMUNITY LOCAL PLAN

from Planning to Implementation

Issue 5 – April 2009

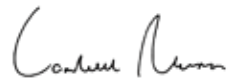
Message from Lord Mayor Campbell Newman

2009 is shaping up to be a significant year for the Rochedale Urban Community Local Plan. Brisbane City Council is currently assessing a number of development applications, while coordinating the vital infrastructure works required to achieve this vision for Rochedale.

The Local Plan provides a unique opportunity for region-wide benefits including well-managed future growth and increased employment opportunities. Through the provision of an upgraded road network, connected green and active transport networks and well-designed, environmentally responsible

development, the plan also complements the key goals of Council's future vision, *Living in Brisbane 2026*.

I invite and encourage you to attend the 'Meet a Planner' session being held in Rochedale to learn more about this exciting plan and what it means for you.



Campbell Newman
LORD MAYOR



Rochedale Local Plan moves to next phase

Brisbane City Council is pleased to announce that the Rochedale Urban Community Local Plan is now in its implementation phase.

This milestone signifies the start of the detailed planning that will guide Rochedale towards becoming an integrated, vibrant, subtropical and sustainable urban community. Council will also begin coordinating the delivery of infrastructure required to meet the Local Plan's objectives.

Council is currently reviewing two residential development applications that include provisions for residential allotments and public parks. Council is also reviewing commercial development applications that include opportunities for retail, offices, restaurants and community facilities. The main development applications are indicated on the Local Plan map on page three.

Project Timeline

Draft Master Plan released for public comment – February 2005

Draft Local Plan released for public comment – September 2006

Local Plan adopted by Council – September 2007

Local Plan becomes effective – September 2007

Draft Rochedale Infrastructure Contributions Planning Scheme Policy released for public comment – September 2007

Rochedale Infrastructure Contributions Planning Scheme Policy finalised – August 2008

WE ARE HERE Local Plan Implementation – Ongoing

Development applications lodged with Council.
Assessment of applications.

Detailed planning of infrastructure according to sequence of development applications lodged, approved and acted upon.

The Vision

Brisbane City Council's plan for Rochedale is to develop a vibrant subtropical urban community, which provides a mix of housing styles and affordability, is attractive, public transport oriented and self-sufficient. It will have a distinct sense of community and respect for its environment.

"Meet a Planner" information session

Council is holding a "Meet a Planner" information session, where members of the Rochedale project team will be available to answer your questions about the implementation of the Rochedale Local Plan.

You are invited to attend the session to be held at Rochedale State School, Rochedale Road, Rochedale on 30 April 2009. Community members are welcome to stop by and talk to Council officers anytime between 5pm and 8pm.



Dedicated to a better Brisbane

What is the Rochedale Urban Community Local Plan?

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

- an integrated and master planned urban community
- a sustainable, healthy and water smart community that seeks to integrate people with the natural environment
- a community with a mix of house densities, affordability and building types
- an employment hub with efficient and accessible public and active transport networks.
- vibrant, inclusive and accessible to all

Key elements of the Rochedale Urban Community Local Plan



Clean and green community

Being a clean and green city is a high priority for Brisbane City Council. The Rochedale Urban Community is to be built on sustainable principles and integrates a number of innovative green initiatives.

The Rochedale Urban Community will feature:

- sustainable subtropical design and lifestyle which maintains and improves vegetation and open spaces
- continued management and conservation of the koala habitat area adjacent to the study area, in line with current Brisbane City Council standards
- an east-west fauna link through the local area, which promotes biodiversity within the region and protects local fauna
- innovative, integrated water management strategies that will see Rochedale become Brisbane's first water smart suburb.



Active and healthy community

Part of Brisbane City Council's vision for 2026 is to make Brisbane an active, healthy community. Within Rochedale, this will be achieved by:

- providing a significant amount of linked open, accessible and safe community spaces
- encouraging active transport choices by providing dedicated and connected pedestrian and cycle links that encourage fitness
- ensuring easy access (within 400 metres) to neighbourhood centres and parks
- including significant open and community space in the proposed Rochedale Town Centre.



Accessible and connected community

Brisbane City Council, in conjunction with various agencies, will improve accessibility and connectivity within the Rochedale area by catering for public transport, walking and cycling and private vehicles. This will be achieved by:

- providing a series of local transport corridor upgrades, which will improve connectivity within Rochedale and adjacent areas
- maximising public transport opportunities via additional local services and connections to the South-East Busway
- improving key roads from two to four lanes to meet the expected level of growth in the area and allow Brisbane City Council to provide pedestrian and cycling routes adjacent to the roads.

Brisbane City Council's vision for the area includes upgraded roads, lined with trees that use sustainable water runoff treatment methods and dedicated pedestrian and cycling access, as indicated in Diagram 1.

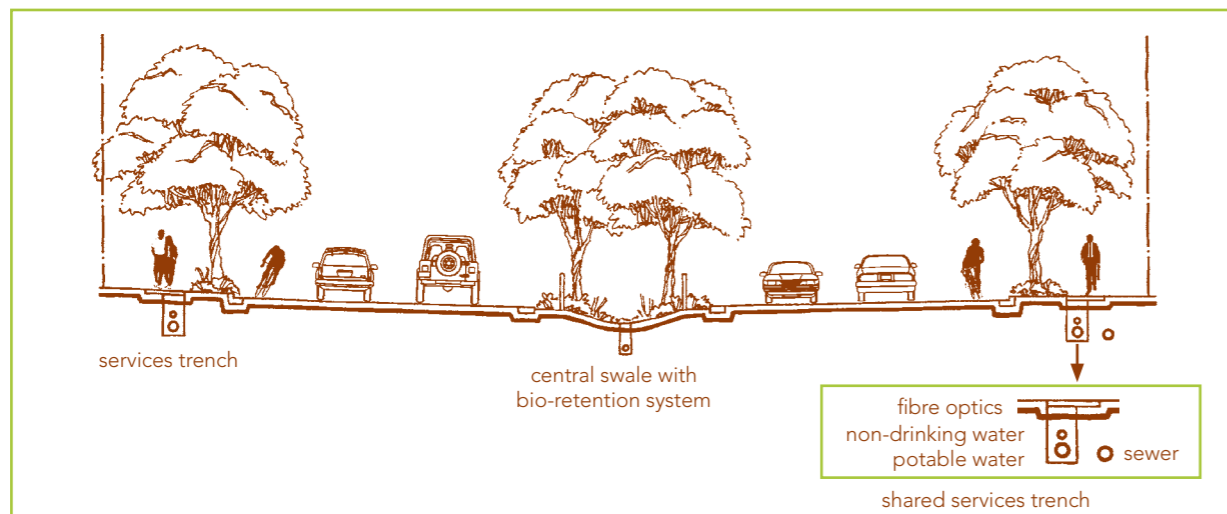
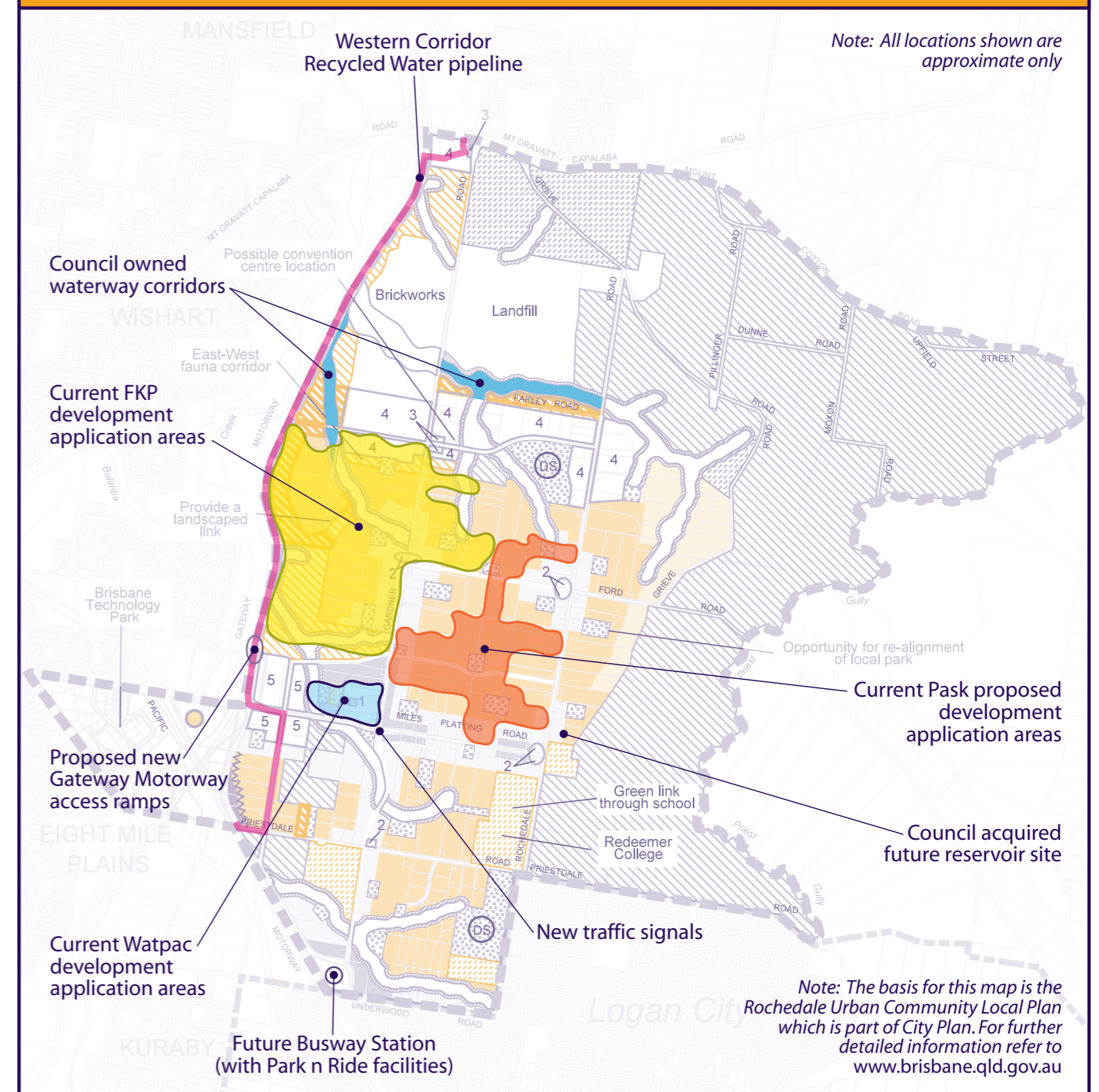


Diagram 1 – Improved transport options and sustainable water management

Initial Developments – As at February 2009 Rochedale Urban Community Local Plan



Note: All locations shown are approximate only

Note: The basis for this map is the Rochedale Urban Community Local Plan which is part of City Plan. For further detailed information refer to www.brisbane.qld.gov.au

<ul style="list-style-type: none"> Local Plan boundary Brisbane City boundary 	<p>Open space and parks:</p> <ul style="list-style-type: none"> Parks District sports (DS) 	<ol style="list-style-type: none"> Town Centre Neighbourhood Centre Business Service Centre Business Park Gateway Civic
<p>Environmental and scenic constraints:</p> <ul style="list-style-type: none"> Habitat areas and ecological corridors private Habitat areas and ecological corridors public Environmental protection Rural with habitat and ecological values Core waterway corridors Fringe waterway corridors 	<p>Potential development area:</p> <ul style="list-style-type: none"> Very-low density residential Low density residential Low-medium density residential Mixed use Community uses 	<ul style="list-style-type: none"> Existing bus station Proposed busway station Future transport purposes Buffer (20 m) to future transport purposes





How does the development assessment process work?

With the implementation phase now underway, Brisbane City Council will be focusing on the assessment of incoming development applications and the coordination of infrastructure being delivered by developers. Development approvals include requirements for local developers to provide infrastructure generally in accordance with the *Rochedale Infrastructure Contributions Planning Scheme Policy*.

Development applications received by Brisbane City Council are rigorously assessed according to the *Integrated Development Assessment System (IDAS)*. This ensures the vision and intent of the Local Plan are met and protects the local community and environment. The development application assessment timeline below shows the process that is followed.

Brisbane City Council will work with local developers to coordinate the planning and delivery of infrastructure as development applications are lodged, approved and acted upon. Details about the development of the Rochedale Urban Community will also be clarified during this process.

Development application assessment process

Step 1 Application stage – application lodged with Council

Step 2 Information and referral stage – Council may request additional information from the applicant

Some applications require referral to state government agencies. These agencies may impose conditions on matters relevant to their authority

Step 3 Notification stage – application made publicly available for comment (if applicable)

Step 4 Assessment and decision stage – Council makes a decision on whether to approve or refuse the application

Conditions which limit development may also be included in an approval. Council notifies the applicant and any submitters of their decision

Nearby major projects

Other significant projects being undertaken by the Queensland Government and Brisbane City Council in the Rochedale area include:

Gateway Motorway South Planning Study
(Department of Transport and Main Roads)
Phone: 1800 268 257

South East Busway (Rochedale to Springwood)
(Department of Transport and Main Roads)
Phone: 1800 794 288

MPPL 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

Western Corridor Recycled Water Project
(Queensland Government)
Phone: 1800 997 464

Contact us

Our project team is ready to answer your questions and discuss the plans for Rochedale Urban Community with you. Contact us by:

Email: rochedale@brisbane.qld.gov.au
Web: www.brisbane.qld.gov.au and search for "Rochedale Local Plan"
Phone: 07 3403 8888
Fax: 07 3403 6314
Write to: Rochedale Local Plan Team
City Planning Branch
Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

