



A "DD Hub" Report

**294 Milton Road
Milton Qld 4064**

Property Basics

Lot on Plan: Lot 17 on RP120253
Area: 739 sqm
Council: Brisbane City Council

Zone:
CR2 Character (Infill housing)

Neighbourhood Plan:
Ithaca district neighbourhood plan

Overlays:

- Airport environs overlay
- Bicycle network overlay
- Community purposes network overlay
- Critical infrastructure and movement network overlay
- Dwelling house character overlay
- Flood overlay
- Industrial amenity overlay
- Potential and actual acid sulfate soils overlay
- Road hierarchy overlay
- Significant landscape tree overlay
- Streetscape hierarchy overlay
- Traditional building character overlay
- Transport air quality corridor overlay
- Transport noise corridor overlay

Important Overlays

Flood overlay:
The property is mapped for flooding. A flood assessment is unlikely to be required for a renovation, building works or a subdivision as the mapping is for Brisbane River flood planning area 5 subcategory.

Traditional building character overlay:
New buildings and renovations will need to demonstrate traditional building character and design. External building works will require a development application (DA) unless 'accepted development'.

Transport air quality corridor overlay:
The property adjoins Milton Road. The air quality of this location may be poor due to this road.

Transport noise corridor overlay:
The property adjoins Milton Road and a railway. The property is likely to be subject to constant and/or intermittent high levels of noise.

Urban Services: Sewer, Water, NBN, electricity

Attachments: Yes

Real estate links: Yes

Disclaimer: Refer final page and on our [website](#)

Report date: 16 June 2023



House / Subdivision / Units / Commercial / Industrial

The primary opportunity for this property is a house renovation. The house will require substantial internal and external renovations. All external building work is likely to be subject to Council character code requirements and a development application will be required.

The existing house is a pre-1946 house and will need to be retained.

The secondary development opportunity is to renovate the existing house and establish Rooming Accommodation. A maximum of five (5) people may be accommodated. This development is considered accepted development, subject to compliance with the section A of the Rooming accommodation code. A development application may be required in certain circumstances.

Known Issues

The following are possible town planning and development issues that may affect the development of this property:

1. External building works and demolition will require a town planning approval from Council.
2. A future renovation may benefit from acoustic treatment and sound proofing. These materials will add to the cost of a renovation project.

Cost estimate

- Town planning for a development application for house renovations: allow \$4,000 - \$6,000
- Council development application fees: allow \$2400
- Building design / architecture. Fees will vary considerably.
- Construction: Unknown.

Timeframes

Prepare a development application:	1 – 2 months
Council assessment:	3 – 4 months
Overall project completion:	will vary considerably

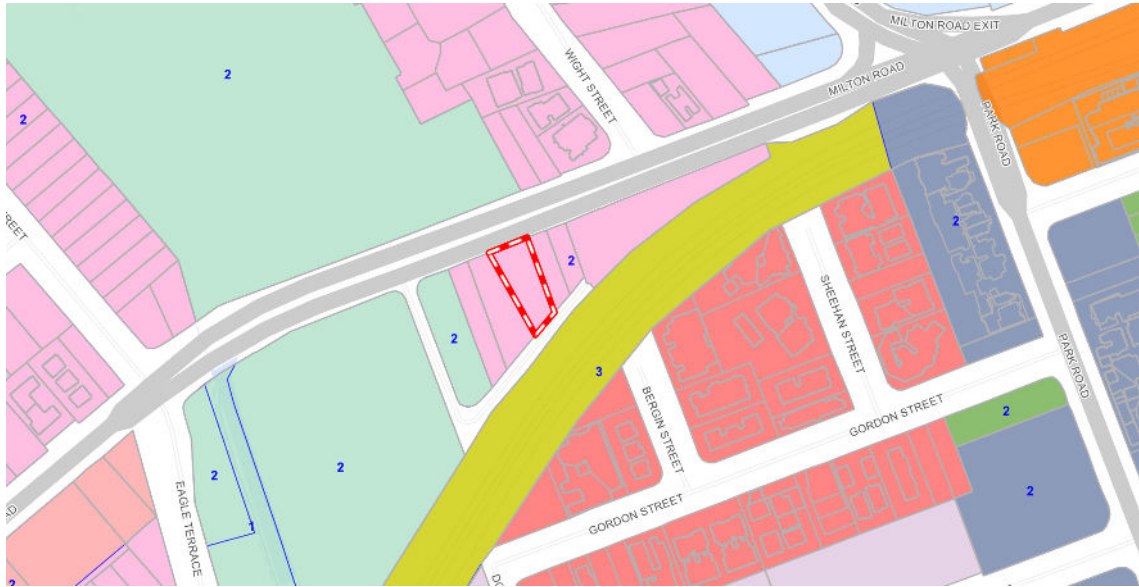
Project Risk

Medium Risk:
A house renovation is code assessable development and preliminary investigations indicate that it is possible to renovate the house to comply with the planning scheme. Compliance with the planning scheme is important to achieving a town planning approval. A renovation project will involve a substantial sum of money.





Zone: CR2 Character (Infill housing)



City Plan 2014 — Zoning overlay

- Refer to Part 10 of the planning scheme
- LDR Low density residential
- CR1 Character residential (Character)
- CR2 Character residential (Infill housing)
- LMR1 Low-medium density residential (2 storey mix)
- LMR2 Low-medium density residential (2 or 3 storey mix)
- LMR3 Low-medium density residential (Up to 3 storeys)
- MDR Medium density residential
- HDR1 High density residential (Up to 8 storeys)

Zone:	CR2 Character (Infill housing)
Summary:	The purpose of the Character residential zone code is to provide for a particular character of a predominantly residential area. The residential uses are supported by community uses and small-scale services and facilities that cater for local residents.
Impact on development:	Detached housing and the protection of character houses are the primary intent of this zone. There are limited opportunities for multiple dwelling development, commercial land uses and subdivision. Town planning approval from Council is required for many renovations to existing houses and other development types.



Ithaca District Neighbourhood Plan



Neighbourhood Plan:	Ithaca District Neighbourhood Plan
Summary:	Neighbourhood Plans provide detailed guidance for development on sites within a Neighbourhood Plan boundary.
Impact on development:	There are limited controls in the neighbourhood plan for this site. The plan provisions limit building height to 2 storeys and 9.5m.



Airport environs overlay



Overlay:	Airport environs overlay
Summary:	The Airport environs overlay deals with issues of State Interest. It may also include locally identified issues that relate to airport environments.
Impact on development:	This overlay is unlikely to restrict the development of the site for the identified development.



Bicycle network overlay



Overlay:	Bicycle network overlay
Summary:	The Bicycle network overlay deals with the provision of bikeway infrastructure and facilities to encourage the safe and efficient movement of pedestrians and cyclists through the movement network.
Impact on development:	This overlay is unlikely to restrict the development of the site for the identified development.



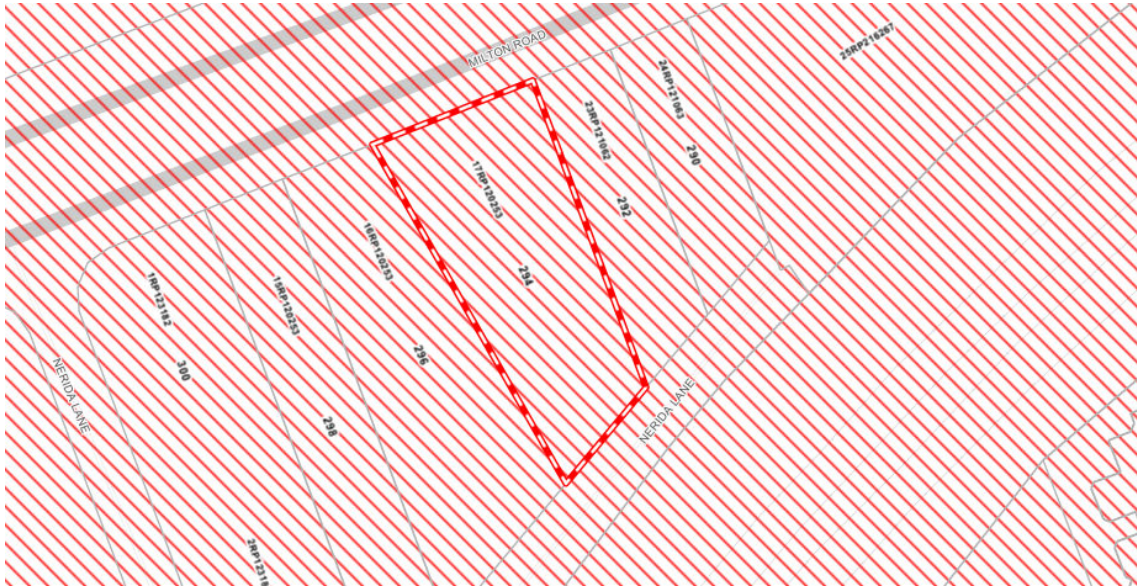
Community purposes network overlay



Overlay:	Community purposes network overlay
Summary:	This overlay implements the policy direction in the Strategic framework with respect to Brisbane's coordinated infrastructure planning and delivery, identifying land within the Community purposes network.
Impact on development:	This overlay is unlikely to restrict the development of the site for the identified development.



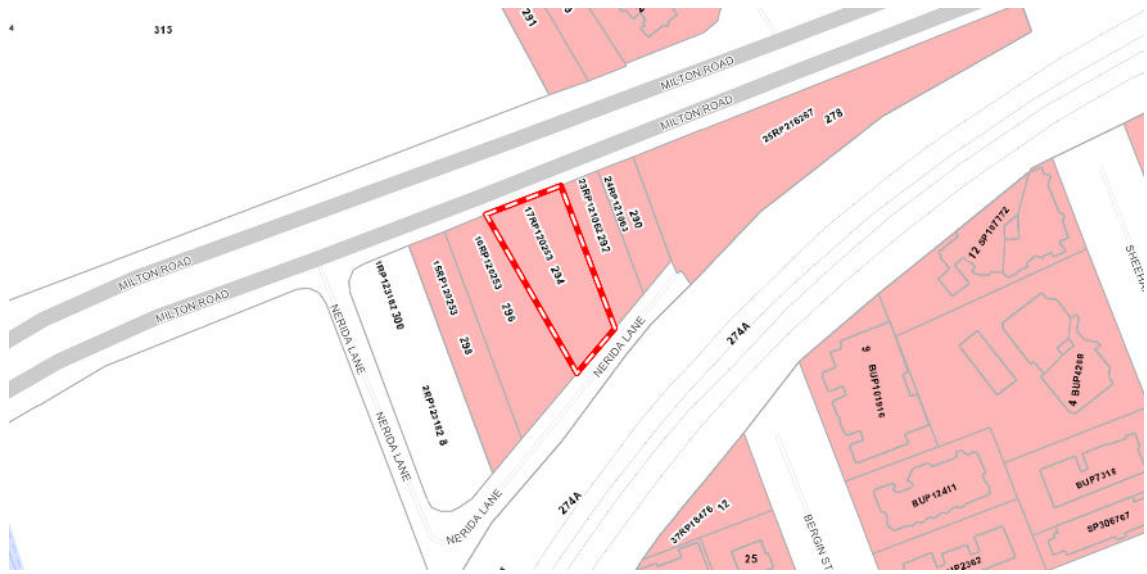
Critical infrastructure and movement network overlay



Overlay:	Critical infrastructure and movement network overlay
Summary:	This overlay identifies critical assets and movement networks.
Impact on development:	This overlay is unlikely to restrict the development of the site for the identified development.



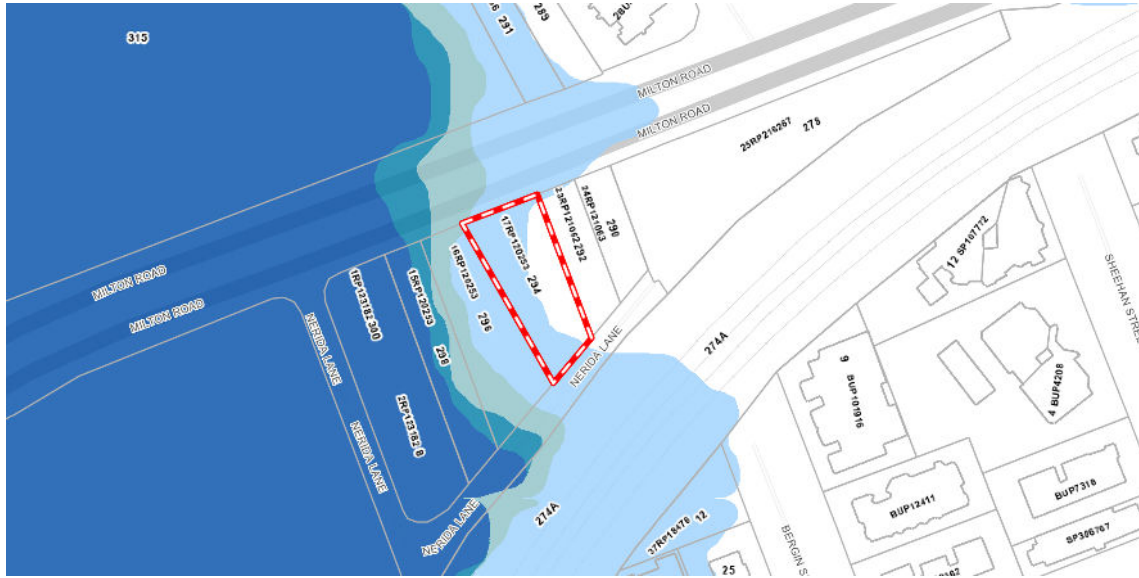
Dwelling house character overlay



Overlay:	Dwelling house character overlay
Summary:	This overlay identifies areas with specific requirements for houses (such as building height) required to protect the residential character of an area.
Impact on development:	This overlay exists to activate the planning scheme codes for houses and small lot houses. These codes have specific requirements for houses.



Flood overlay



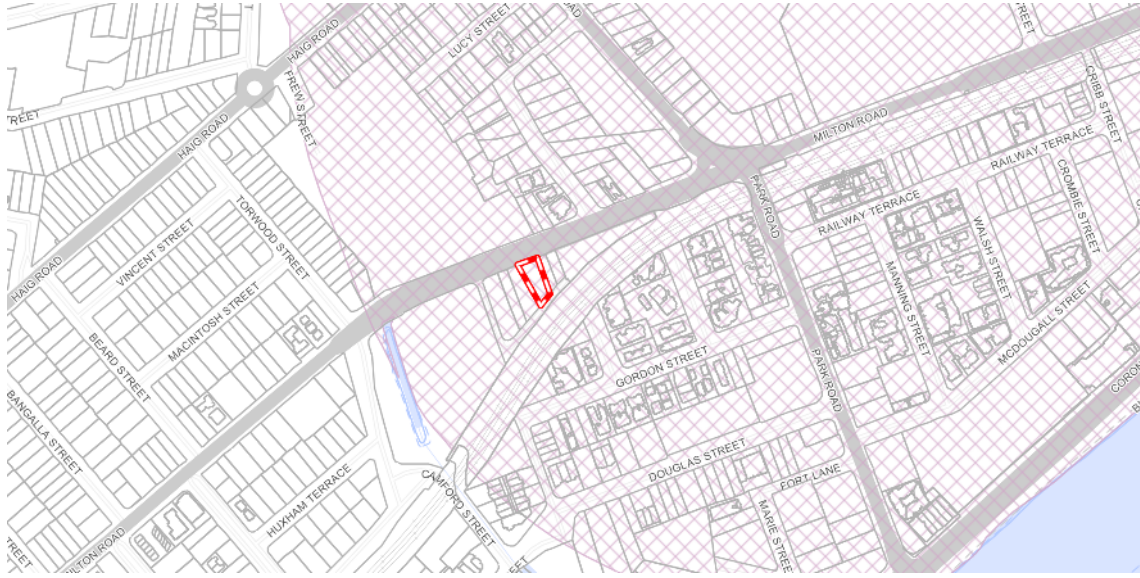
Brisbane River flood planning area

- Brisbane River flood planning area 1
- Brisbane River flood planning area 2a
- Brisbane River flood planning area 2b
- Brisbane River flood planning area 3
- Brisbane River flood planning area 4
- Brisbane River flood planning area 5


Overlay:	Flood overlay
Summary:	<p>This overlay deals with areas of land identified as subject to flooding and deals with issues of State Interest. It may include the following areas of land identified within the local government area as:</p> <ul style="list-style-type: none"> areas of land with flooding and inundation potential overland flow paths identified locally <p>It applies, at a minimum, to development that:</p> <ul style="list-style-type: none"> increases the number of people living and working in the natural hazard management area, except where the premises are occupied on a short term or intermittent basis; or involves institutional uses where evacuating people may be difficult; or involves the manufacture or storage of hazardous materials in bulk.
Impact on development:	<p>This property is mapped for Brisbane River FPA 4 and 5. The FPA 4 only affects a very small section of the north-western corner. FPA 5 indicates that flooding may be possible in certain circumstances, but is currently unlikely. There are no requirements for the selected development due to the mapped flooding.</p>



Industrial amenity overlay



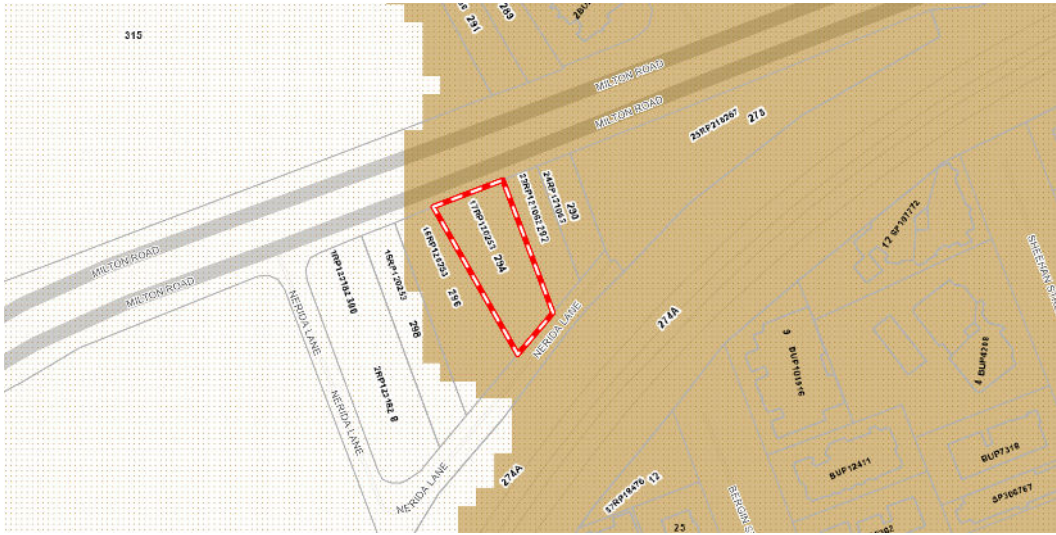
Industrial amenity

 Industrial amenity investigation area

Overlay:	Industrial amenity overlay
Summary:	The Industrial amenity overlay provides for the assessment of the suitability of development in the Industrial amenity overlay. Development within these areas is governed by the Industrial amenity overlay code.
Impact on development:	<p>This code assesses the distance from a 'sensitive use' to industry zones.</p> <p>The property is within 150m of an Industry zone. Therefore, the industrial amenity overlay code will apply. There are specific requirements for "sensitive uses". The Rooming Accommodation use identified in this report is defined as a 'sensitive use'. An air quality assessment may be required as part of a DA for this land use. These reports can be expensive and complex. Further investigation is highly recommended.</p>



Potential and actual acid sulfate soils overlay



City Plan 2014 — Potential and actual acid sulfate soils

Potential and actual acid sulfate soils

City Plan 2014 — Potential and actual acid sulfate soils - land above 5m AHD and below 20m AHD

Land above 5m AHD and below 20m AHD

Overlay:	Potential and actual acid sulfate soils overlay
Summary:	<p>The Potential and actual acid sulfate soils overlay deals with issues of State Interest. It may include areas of land identified within Brisbane as having potential or actual acid sulfate soils.</p> <p>This overlay primarily relates to extensive works involving filling or excavation, if the natural ground level is less than 20m AHD, where the disturbance of land is equal to or less than 5m AHD, involving:</p> <ul style="list-style-type: none"> • filling equal to or greater than 500m³; or • filling equal to or greater than 0.5m average depth; or • excavation equal to or greater than 100m³
Impact on development:	<p>This overlay is unlikely to have an impact on the development of this property based on the identified development opportunity.</p> <p>If extensive excavation or filling is proposed, it is recommended to consult with an experienced civil engineer.</p>



Road hierarchy overlay



Roads

- Motorway
- Arterial road
- Suburban road
- District road
- Neighbourhood road
- - - Future Motorway
- - - Future arterial road
- - - Future suburban road
- - - Future district road

Overlay:	Road hierarchy overlay
Summary:	The Road hierarchy overlay applies to the existing and future road networks, including state controlled roads.
Impact on development:	<p>Milton Road is identified as an Arterial road. Access to this road from the site is likely to be restricted and require Council approval.</p> <p>Nereida Lane is identified as a Neighbourhood access road. This is likely to be the primary access for the site.</p>



Streetscape hierarchy overlay



Streetscape hierarchy

- Subtropical boulevard - in centre verge width 6m
- - - Subtropical boulevard - in centre verge width 5m
- - - Subtropical boulevard - in centre verge width 3.75m/4.25m
- Subtropical boulevard - out of centre verge width 6m
- - - Subtropical boulevard - out of centre verge width 5m
- - - Subtropical boulevard - out of centre verge width 3.75m/4.25m
- Centre street major
- - - Centre street minor
- Neighbourhood street major
- - - Neighbourhood street minor
- Industrial street
- - - Pathway link
- Locality street
- Laneway

Overlay:	Streetscape hierarchy overlay
Summary:	The Streetscape hierarchy overlay identifies the various functions of the streetscape network and determines how development is assessed to ensure high quality subtropical streetscape outcomes are achieved.
Impact on development:	<p>Milton Road frontage is designated as a <i>Subtropical boulevard - out of centre verge width 3.75m/4.25m</i>.</p> <p>Nerida Lane is designated as a <i>Laneway</i>.</p> <p>There are varying requirements under the planning scheme for each streetscape hierarchy and associated land uses. In some cases a road widening, streetscape treatments and physical upgrades are required.</p> <p>It is recommended that you consult with Council or a town planner to determine what may apply to this site.</p>



Real Estate Information

Agent:	Public Trustee Paul Doyle 0407 151 384 https://www.pt.qld.gov.au/
Listing:	Listing page Realestate.com.au



Important Information & Disclaimer

This report provides a preliminary review of the subject site and applicable town planning information. Due to the complexity of both State government and Local government requirements, and the nature of the town planning process, we are unable to guarantee that a proposed development will or will not be approved by Council.

The information and opinions provided in this report are based on the public information available at the time, the information that may have been supplied to us, and the relevant Council planning scheme.

Importantly, the advice provided is based upon our professional opinion formed by reviewing and interpreting the information gathered at the preliminary investigation stage only. In some cases, our opinion may be subjective and based on our experience and interpretation of Council requirements and legislation.

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The opinions contained in this document may be short-term in nature and are subject to change.

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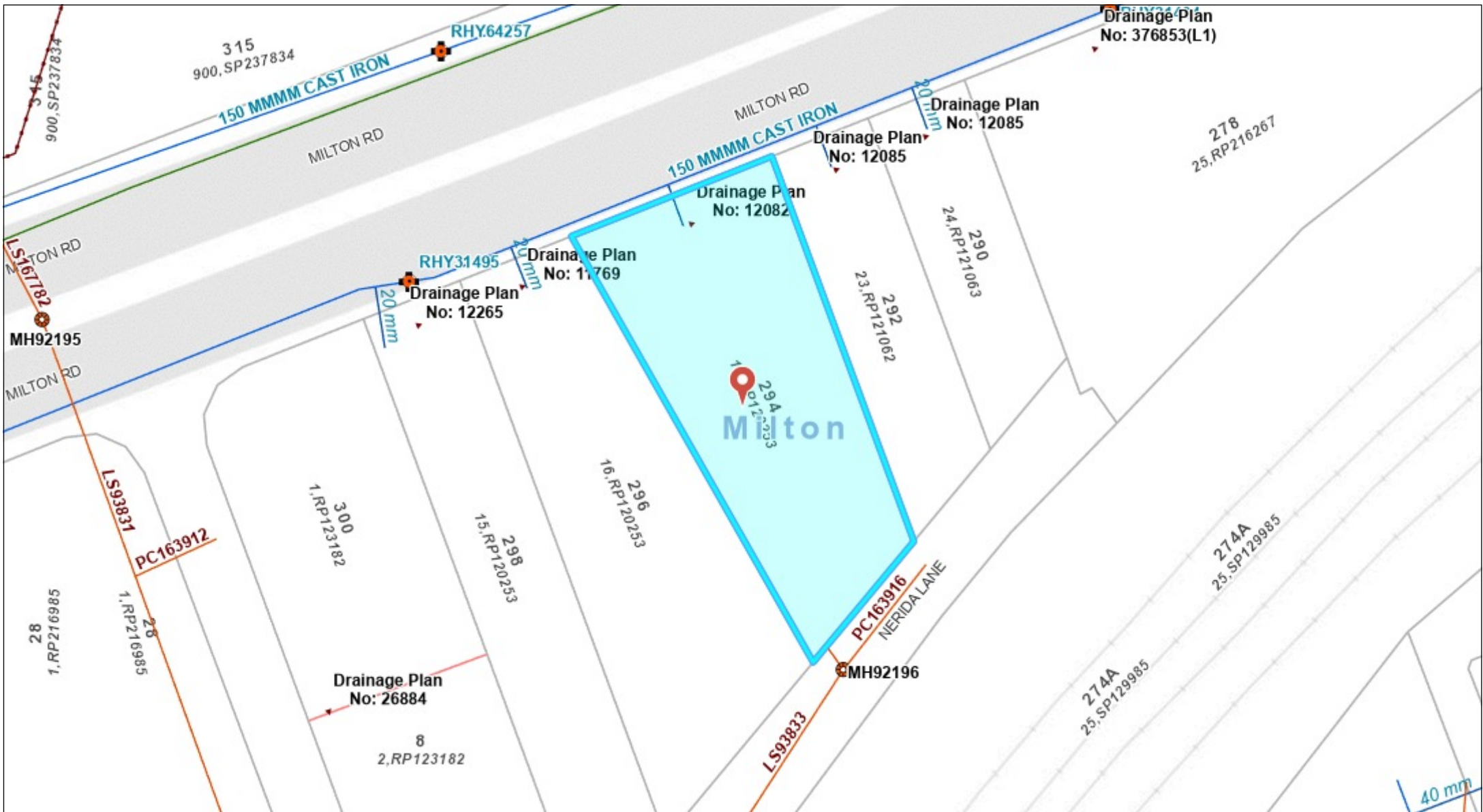
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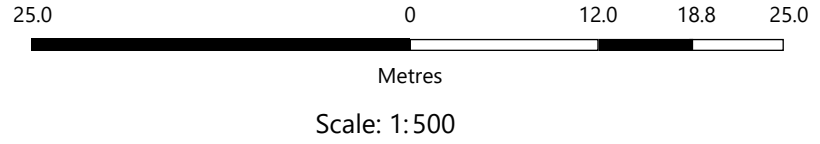
Notes:

294 Milton Road, MILTON QLD 4064 Sewer, water, stormwater

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Print Date:
9/06/2023 - 5:18 PM
 Projection:
Web Mercator Auxiliary Sphere



Legend

Sewer Chamber

Sewer Fitting - Main Fittings

- OUTLET
- JOINT
- JUNCTION
- WYE
- GIBBAULT JOINT
- OUTLET
- CONCRETE STOP
- HEAD WALL

Sewer Manholes

- <all other values>
- Flume Pit
- AIR
- REFLUX
- VACCUM - OFFLINE
- SEWER DOOR
- SEWER DOOR - OFFLINE
- <all other values>
- TREATMENT PLANT - OFFLINE
- ODOUR CONTROL
- WET WELL - OFFLINE
- PUMP STATION

Sewer Vertical Gravity Main

- Model Link

Sewer Gravity Main - by Type

- TRUNK MAIN
- MODEL LINK
- TRUNK MAIN - OFFLINE
- MODEL LINK - OFFLINE
- MODEL LINK
- VACUUM MAIN
- RISING MAIN - OFFLINE

Sewer Drainage Plan Joiner

End Structure

- Pipe End Outlet

Manhole

Foul Water and Roof Water

- Waterbody
- Lake
- PRESSURE GAUGE
- PRESSURE GAUGE - OFFLINE

- CHAMBER
- END FLUSHING POINT
- VACUUM LIFT
- RODDING JOINT
- END CAP
- TEE
- CROSS
- <all other values>
- PIPE BRIDGE
- PIER
- MANHOLE

Sewer Manhole -All Other Types

Sewer Manhole Stub

- SCOUR
- AIR - OFFLINE
- REFLUX - OFFLINE
- GATE
- GATE - OFFLINE

Sewer Network Structure -Treatment Plants

Sewer Network Structure - All Features

- WET WELL
- ODOUR CONTROL - OFFLINE
- PUMP STATION - OFFLINE

Sewer Vertical Pressure Main

- Service
- SYPHON
- RETICULATION MAIN
- SYPHON - OFFLINE
- RETICULATION MAIN - OFFLINE
- <all other values>
- LOW PRESSURE MAIN
- MODEL LINK - OFFLINE
- VACUUM MAIN - OFFLINE

Sewer Drainage Plan Extension

- End cap

Gully

Drain

SQID

- Artesian Well

Water Device - All Other Assets

- LEVEL SENSOR
- LEVEL SENSOR - OFFLINE

CHAMBER - OFFLINE

- INLINE FLUSHING POINT

Sewer Fitting - All Other Fittings

- PROPERTY CONNECTION BOUNDARY
- BEND
- REDUCER
- INLET

Sewer Structure - by Type

- ANCHOR BLOCK

Sewer Support Structure Boundary

- MANHOLE - OFFLINE
- End

Sewer Control Valve - by Type

- VACCUM, AS CONSTRUCTED
- SCOUR - OFFLINE

Sewer System Valve - by Type

- BUTTERFLY
- BUTTERFLY - OFFLINE
- TREATMENT PLANT, AS CONSTRUCTED
- STORAGE FACILITY
- STORAGE FACILITY - OFFLINE

Sewer Pump Station

Sewer Network Structure Boundary

Sewer Service

- <all other values>
- DISCHARGE
- OVERFLOW MAIN
- DISCHARGE - OFFLINE
- OVERFLOW MAIN - OFFLINE

Sewer Pressure Main - by Type

- RISING MAIN
- LOW PRESSURE MAIN - OFFLINE

Sewer Drainage Plan

Culvert

- Flood Gate

Junction

Gully Connect

Surface Drain

- Detention Basin

- FLOW METER

- FLOW METER - OFFLINE

- <all other values>

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

Property Address

294 MILTON RD MILTON 4064

Parcel Details

Lot No and Plan: Lot 17 on RP120253

Full Property Holding:

Lot 17 on RP120253

Title Area *: 739 m²

Ward: PADDINGTON

PDF Maps GRID Reference: Map 28

* refer NOTES below

[Open CityPlan.Brisbane.qld.gov.au](http://Open.CityPlan.Brisbane.qld.gov.au)



Zones

Name	Description
CR2 Character (Infill housing)	The purpose of the Character residential zone code is to provide for a particular character of a predominantly residential area. The residential uses are supported by community uses and small-scale services and facilities that cater for local residents. Refer to Part 6 in the City Plan 2014 and the Factsheets.

Neighbourhood Plans

Name	Description
Ithaca district neighbourhood plan	Neighbourhood Plans provide detailed guidance for development on sites within a Neighbourhood Plan boundary. Refer to the Ithaca district neighbourhood plan code.

Overlays

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

	overlay.
Bicycle network overlay	<p>The Bicycle network overlay deals with the provision of bikeway infrastructure and facilities to encourage the safe and efficient movement of pedestrians and cyclists through the movement network. Development is governed by the Bicycle network overlay code. Refer to Part 8 in the City Plan 2014.</p> <p>The Bicycle network overlay includes:</p> <ul style="list-style-type: none">• Primary cycle route sub-category• Secondary cycle route sub-category• Local cycle route sub-category• Riverwalk - Typology 1 (City reaches north and south) sub-category• Riverwalk - Typology 2 (Urban reaches) sub-category• Riverwalk - Floating walkway sub-category
Community purposes network overlay	<p>The Community purposes network overlay implements the policy direction in the Strategic framework with respect to Brisbane's coordinated infrastructure planning and delivery, identifying land within the Community purposes network. Refer to Part 8, Part 10 Other Plans, Part 10.3.1 long term infrastructure plans for the Community Purpose Network in the City Plan 2014 and the Factsheets.</p> <p>The Community purposes network overlay includes the following sub-categories:</p> <ul style="list-style-type: none">• Existing trunk park sub-category• Existing non-trunk park sub-category• Existing community facilities and land for community facilities sub-category• LGIP planned land for community facilities specific location sub-category• LGIP planned park acquisition specific location sub-category• LGIP planned park upgrade specific location sub-category• LGIP planned park embellishment specific location sub-category• LGIP planned corridor park specific location sub-category• Long term land for community facilities specific location sub-category• Long term park specific location sub-category• Long term corridor park specific location sub-category <p>Refer to the Community purposes network map to see which sub-categories are relevant to specific properties.</p> <p>For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.</p>
Critical infrastructure and movement network overlay	<p>The Critical infrastructure and movement network overlay identifies critical assets and movement networks. Refer to Part 8 in the City Plan 2014.</p> <p>The Critical infrastructure and movement network overlay includes:</p> <ul style="list-style-type: none">• Critical assets sub-category• Critical infrastructure and movement planning area sub-category <p>Refer to the overlay map to see which sub-categories are relevant to specific properties.</p>
Critical infrastructure and movement planning area sub-category	<p>Critical infrastructure and movement planning area sub-category of the Critical infrastructure and movement network overlay.</p>
Dwelling house character overlay	<p>The Dwelling house character overlay identifies areas with specific requirements for houses (such as height), including houses on small lots, required to protect the residential character of an area. Refer to Part 9 in the City Plan 2014 and the Factsheets.</p>
Flood overlay	<p>The Flood overlay deals with areas of land identified as subject to flooding, and deals with issues of State Interest. It may include the following areas of land identified within the local government area as:</p> <ul style="list-style-type: none">• areas of land with flooding and inundation potential;

- overland flow paths identified locally.

It applies, at a minimum, to development that:

- increases the number of people living and working in the natural hazard management area, except where the premises are occupied on a short term or intermittent basis; or
- involves institutional uses where evacuating people may be difficult; or
- involves the manufacture or storage of hazardous materials in bulk.

Refer to Part 8 in the City Plan 2014.

Individual property flood levels are provided on Council's Floodwise Property Report. Information to help understand your flood risk can be found on Council's Flood Awareness webpage.

Brisbane River flood planning area 4 sub-category

Brisbane River flood planning area 4 sub-category of the Flood overlay.

Brisbane River flood planning area 5 sub-category

Brisbane River flood planning area 5 sub-category of the Flood overlay.

Industrial amenity overlay

The Industrial amenity overlay provides for the assessment of the suitability of development in the Industrial amenity overlay. Development within these areas is governed by the Industrial amenity overlay code. Refer to Part 8 in the City Plan 2014.

Industrial amenity investigation area sub-category

Industrial amenity investigation area sub-category of the Industrial amenity overlay.

Potential and actual acid sulfate soils overlay

The Potential and actual acid sulfate soils overlay deals with issues of State Interest. It may include areas of land identified within Brisbane as having potential or actual acid sulfate soils. Refer to Part 8 in the City Plan 2014.

Potential and actual acid sulfate soils sub-category

Potential and actual acid sulfate soils sub-category of the Potential and actual acid sulphate soils overlay.

Land above 5m AHD and below 20m AHD sub-category

Land above 5m AHD and below 20m AHD sub-category of the Potential and actual acid sulphate soils overlay.

Road hierarchy overlay

The Road hierarchy overlay applies to the existing and future road networks, including state controlled roads. Refer to Part 8 and Part 10 Other Plans, Part 10.3.3 long term infrastructure plans (corridor plan) for the road network in the City Plan 2014 and the Factsheets.

The Road hierarchy overlay includes:

- Motorways sub-category
- Arterial roads sub-category
- Suburban roads sub-category
- District roads sub-category
- Neighbourhood roads sub-category
- Future motorway sub-category
- Future arterial road sub-category
- Future suburban road sub-category
- Future district road sub-category
- Primary freight routes sub-category
- Primary freight access sub-category

Refer to the overlay map to see which sub-categories are relevant to specific properties.

NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.

Streetscape hierarchy overlay

The Streetscape hierarchy overlay identifies the various functions of the streetscape

network and determines how development is assessed to ensure high quality subtropical streetscape outcomes are achieved. Refer to Part 8 in the City Plan 2014. The Streetscape hierarchy overlay includes:

- Subtropical boulevard - in centre verge width 6m sub-category
- Subtropical boulevard - in centre verge width 5m sub-category
- Subtropical boulevard - in centre verge width 3.75m/4.25m sub-category
- Subtropical boulevard - out of centre verge width 6m sub-category
- Subtropical boulevard - out of centre verge width 5m sub-category
- Subtropical boulevard - out of centre verge width 3.75m/4.25m sub-category
- Centre street major sub-category
- Centre street minor sub-category
- Neighbourhood street major subcategory
- Neighbourhood street minor sub-category
- Industrial street sub-category
- Pathway link sub-category
- Corner land dedication sub-category
- Locality street subcategory
- Laneway sub-category
- Wildlife movement solution sub-category

Refer to the overlay map to see which sub-categories are relevant to specific properties.

NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.

Traditional building character overlay

The Traditional building character overlay deals primarily with dwelling houses and other neighbourhoods with significant character identified by a local government. This may include areas where demolition is controlled. Refer to Part 8 in the City Plan 2014 and the Factsheets.

Neighbourhood character sub-category

Neighbourhood character sub-category of the Traditional building character overlay.

Transport air quality corridor overlay

The Transport air quality corridor overlay identifies properties located on busy roads where residential development and other sensitive land uses are subject to potential impacts of air pollution from vehicle traffic. Development for residential and other sensitive land uses is governed by the Transport air quality corridor overlay code. Refer to Part 8 in the City Plan 2014. The Transport air quality corridor overlay includes:

- Transport air quality A sub-category
- Transport air quality B sub-category
- Tunnel ventilation stack sub-category

Refer to the overlay map to see which sub-categories are relevant to specific properties.

Transport noise corridor overlay

The Transport noise corridor overlay deals with areas of land identified as being affected by transport noise as established under Chapter 8B of the Building Act 1975. It may include areas of land affected by noise from:

- State controlled roads (State mapping)
- Franchised roads
- Local government controlled roads
- Railway land (State mapping)

Noise corridor - Brisbane: Queensland
Development Code MP4.4 Noise Category 3
sub-category

Queensland Development Code MP4.4 Noise Category 3 sub-category of the Transport noise corridor overlay.

Designated State Noise corridor - rail network: Category 0: Noise level <70 dB(A)	Designated State Noise corridor - rail network: Category 0: Noise level <70 dB(A) of the Transport noise corridor overlay.
Designated State Noise corridor - rail network: Category 1: 70 dB(A) - 75 dB(A)	Designated State Noise corridor - rail network: Category 1: 70 dB(A) - 75 dB(A) of the Transport noise corridor overlay.
Designated State Noise corridor - rail network: Category 2: 75 dB(A) - 80 dB(A)	Designated State Noise corridor - rail network: Category 2: 75 dB(A) - 80 dB(A) of the Transport noise corridor overlay.
Designated State Noise corridor - rail network: Category 3: 80 dB(A) - 85 dB(A)	Designated State Noise corridor - rail network: Category 3: 80 dB(A) - 85 dB(A) of the Transport noise corridor overlay.
Designated State Noise corridor - rail network: Category 4: Noise Level > 85 dB(A)	Designated State Noise corridor - rail network: Category 4: Noise Level > 85 dB(A) of the Transport noise corridor overlay.

Local Government Infrastructure Plan

Name	Description
INCLUDED in Priority Infrastructure Area Note. - some properties may be only partly included in the Priority Infrastructure Area.	The priority infrastructure area identifies the areas that the local government prioritises in order to provide trunk infrastructure for urban development. The purpose of the priority infrastructure area is to align the footprint for development with the plans for trunk infrastructure. LGIP maps are referenced in Part 4 of City Plan 2014. Local Government Infrastructure Plan mapping and support material are in Schedule 3 of City Plan 2014. Refer to Factsheets.
Plans for Trunk Infrastructure (PFTI) PFTI Map Grid Reference Map Grid 192 All networks applicable	All Networks. The Plans for Trunk Infrastructure maps (Schedule 3) have been grouped by map tile. Please also refer to the map indexes relevant to each of the networks: Transport network (pathway network and ferry terminals network) maps; Public parks and land for community facilities network maps; Transport network (road network) maps; Stormwater network maps; NOTE: The water supply network and sewerage network related information is now included in Queensland Urban Utilities (QUU) water netserv plan. Further details can be obtained from QUU.

Other Plans

Name	Description
Stormwater network	<p>The Stormwater Code and the Long term infrastructure plans Other plan map for the Stormwater network implements the policy direction in the Strategic framework with respect to a coordinated infrastructure planning and delivery, identifying land within the Stormwater network. Refer to Part 9, Part 10 Other Plans, Part 10.3.2 long term infrastructure plans for the Stormwater network in the City Plan 2014 and the Factsheets.</p> <p>The Long term infrastructure plans Other plan map for the Stormwater network includes the following types of items:</p> <ul style="list-style-type: none">• Bioretention swale• Land• Natural channel• Pipe (new)• Pipe (relief drainage)• Culvert• Stormwater quality improvement device• Rehabilitation• Backflow prevention device

Refer to the Other plan map for Stormwater network to see which items are relevant to specific properties.

For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.

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

NOTES

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

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Local Government Authorities



LGA boundary

Property boundaries holding



Property Holding