layeredgeo

PLANNING OVERLAY REPORT

41 EPPALONG STREET, THE GAP QLD

LOCAL GOV.	Brisbane City
STATE	QLD
REPORT DATE	13 November 2026



9 FINDINGS	● Planning Overlays ● Flood ● Bushfire ● Building Character ● Utilities ● Council Enviro ● MSES ● Elevation ● Easements
3 CLEAR	○ Heritage ○ Noise ○ Geotech Hazards

PREPARED BY
layeredgeo Pty Ltd
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KEY HIGHLIGHTS

A summary of planning overlays and constraints identified for this property

ZONING	LDR - LOW DENSITY RESIDENTIAL
PLANNING OVERLAYS	FINDINGS IDENTIFIED
FLOOD	FINDINGS IDENTIFIED
BUSHFIRE	FINDINGS IDENTIFIED
BUILDING CHARACTER	FINDINGS IDENTIFIED
HERITAGE	NO FINDINGS
UTILITIES	FINDINGS IDENTIFIED
NOISE	NO FINDINGS
COUNCIL ENVIRO	FINDINGS IDENTIFIED
MSES	FINDINGS IDENTIFIED
GEOTECH HAZARDS	NO FINDINGS
ELEVATION	FINDINGS IDENTIFIED
EASEMENTS	FINDINGS IDENTIFIED
PUBLIC TRANSPORT	NEAREST STOP 494 M
AIRCRAFT NOISE	REGULAR AIRCRAFT NEARBY, FEW DIRECTLY OVERHEAD
DECLARED DISASTERS	10 SINCE 2017, LATEST NOV 2025
DEVELOPMENT	3 ADJOINING, 3 NEARBY IN 3 YRS

DATE OF REPORT	13 November 2026
ADDRESS	41 EPPALONG STREET, THE GAP QLD
LOT / PLAN	71RP148686
COUNCIL	Brisbane City
ZONING	LDR - Low density residential
TRADITIONAL OWNERS	Turrbal People



NEAREST BUS	NEAREST TRAIN
494m	3.0 km

ABOUT THIS REPORT

This report is a desktop screening tool produced from government-published spatial datasets. It does not constitute formal planning advice. Verify current overlay status with the relevant council prior to making development or investment decisions.

PLANNING ZONE

What planning zone applies to this property?



VISIBLE ON THIS MAP

Environmental management

Low density residential •

• intersects the subject property

THINGS TO KNOW

ZONE MAPPED ON THIS PROPERTY

LDR - Low density residential

This property is zoned **LDR - Low density residential** under the Brisbane City planning scheme. The planning zone determines which land uses are permitted and what development requires approval. Each zone states its own purpose and the uses it allows; the zone purpose in the scheme says what this zone is for.

Development proposals must demonstrate compliance with the applicable zone code, including acceptable outcomes for building height, site cover, setbacks, and use. Some zones permit development 'as of right' without assessment; others require a Development Application (DA) with assessment against zone-specific codes.

Zone classifications may include sub-categories (e.g. Low Density Residential, Mixed Use, General Commercial). Always confirm the current zone with your council's planning map portal before making investment or development decisions, as planning schemes are subject to amendment.

Lot area: **759 m²**

ADDITIONAL PLANNING CONTROLS ON THIS PROPERTY

Planning scheme overlays:

- **Regulated vegetation: Category B (remnant vegetation)**
- **Priority Living Area (Regional Planning Interests Act): SEQ**
- **Koala Habitat Restoration Area**

QUESTIONS TO ASK

- What land uses are permitted as of right in this zone?
- What building height, site cover and setback requirements apply?
- Are there zone-specific development codes that must be satisfied?
- What assessment pathway applies to proposed development here?

SOURCES Brisbane City Council - BCC Planning Zones (our copy checked 12 Nov 2026)

PLANNING OVERLAYS

Which other state and council planning controls apply to the property?



VISIBLE ON THIS MAP

Koala Habitat Restoration Area • Regulated vegetation: Category B (remnant vegetation) •

• intersects the subject property

Applies to the whole area shown (not shaded): Priority Living Area (Regional Planning Interests Act) - SEQ

THINGS TO KNOW

MAPPED ON THIS PROPERTY (share of the property covered)

Koala Habitat Restoration Area (71%) · **Priority Living Area (Regional Planning Interests Act) - SEQ** (whole) · **Regulated vegetation: Category B (remnant vegetation)** (18%)

This property is within the planning controls named above. These are state and council controls that sit alongside the zone: state interest areas such as farmland, koala habitat and mining or resource areas, buffers around infrastructure such as pipelines, powerlines and wastewater plants, and development areas the state has declared.

Each can add an assessment trigger, a referral to a state agency or a requirement of its own. A buffer usually limits housing and other sensitive uses close to the facility, and a priority or state development area can replace the council's planning scheme with rules of its own.

The map shows where a control applies, not what it requires. Confirm each one with the council or the state agency that administers it before relying on a design, a subdivision or a purchase.

QUESTIONS TO ASK

- Which agency administers each control, and does it trigger a referral?
- Does a buffer limit housing or other sensitive uses on this lot?
- Is the land in a priority or state development area with its own rules?
- Does a state interest (farmland, koala habitat, resources) limit clearing or subdivision?
- Does a mining or petroleum tenure give another party rights over the land?
- Is any of these controls proposed to change?

SOURCES Queensland Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (our copy checked 12 Nov 2026) · Queensland Department of the Environment, Tourism, Science and Innovation (our copy checked 12 Nov 2026) · State of Queensland (our copy checked 12 Nov 2026)

FLOOD: PLANNING OVERLAY

Is the property within a planning scheme flood overlay?



THINGS TO KNOW

No planning scheme flood overlay is mapped on this property in the council data we hold. Planning flood overlays are the regulatory flood areas applied through a council's planning scheme, usually drawn at a defined flood event such as the 1% AEP (1-in-100-year) flood; they are what triggers flood planning controls on development. Overland flow, flood risk and hazard, and recorded floods follow on the next pages.

A 1% AEP flood has a 1% chance of being reached or exceeded in any year. Inside the overlay, development must meet the scheme's flood provisions, usually a minimum habitable floor level: the defined flood level plus freeboard.

Floor levels, flood-resilient construction and limits on basements can all apply. Larger developments, or sites without detailed flood information, may need a hydraulic assessment by a qualified engineer. Overlay mapping is updated from time to time; confirm the current mapping with the council before a development decision.

QUESTIONS TO ASK

- What is the defined flood level and AEP category for this property?
- What minimum floor level and freeboard requirements apply?
- Can a basement or below-ground structures be approved?
- Is a site-specific hydraulic assessment required?
- Will flood overlay constraints affect property insurance premiums?
- Does the overlay restrict the scale or type of development permitted?

MODELLED FLOOD DEPTH AVAILABLE 2 published flood studies model this address. The pages here report the planning controls; the modelled depth, level and velocity at the property, event by event with figures, is the LayeredGeo Flood Model Report - $9 at layeredgeo.com.au/flood-report/app

SOURCES Brisbane City Council - Brisbane River Flood Planning Area; Creek Waterway Flood Planning Area (our copy checked 12 Nov 2026)

FLOOD: OVERLAND FLOW

Is the property affected by an overland flow path?



VISIBLE ON THIS MAP

Modelled Flood Extent (Overland)

50% • 20% • 10% • 5% • 2% • 1% • 0.2% • 0.05% •

ALSO IN VIEW Overland flow flood planning area

• intersects the subject property

THINGS TO KNOW

This property is mapped within an overland flow path: **Modelled Flood Extent (5%-0.05% AEP, Overland), Modelled Flood Extent (50%-10% AEP, Overland, part of the lot)**. Overland flow paths are where stormwater runs across the ground in heavy rain once the pipes are full. They are separate from rivers and creeks and can cross land far from any watercourse.

Building in a flow path can block it and push water onto neighbours. Councils usually require habitable floors above the flow level, structures that do not reduce the flow's capacity, and safe access during a storm.

A site stormwater assessment may be needed to confirm depths and velocities and to design fill, fences or buildings so they do not worsen flooding on or off the site.

QUESTIONS TO ASK

- What flow depth and velocity apply across the development footprint?
- Can buildings, fences, or fill be placed within the flow path?
- What minimum floor level is required above the overland flow level?
- Is a site-based stormwater / overland flow assessment required?
- Will the proposal divert or concentrate flow onto adjoining land?
- Is safe pedestrian and vehicle access maintained during a storm?

SOURCES Brisbane City Council (our copy checked 03 Nov 2026)

FLOOD: RISK & HAZARD

What flood risk or hazard category is mapped for this property?



VISIBLE ON THIS MAP

Risk category

High | Medium | Low •

• intersects the subject property

THINGS TO KNOW

The highest flood category mapped for this property is **Overland flow - Low impact (H2-H6, 1% AEP)**. Flood risk and hazard mapping combines how likely a flood is with how deep and fast the water would be, to say how dangerous it is to people and buildings.

Hazard is usually graded H1 (low) to H6 (extreme) on depth x velocity. Higher categories bring stricter controls on building type, evacuation and permitted uses.

Higher-risk areas usually require flood-resilient construction, minimum floor levels with freeboard and a safe evacuation route; a development application often needs a flood assessment by a qualified engineer.

QUESTIONS TO ASK

- What flood hazard category (e.g. H1-H6) applies to the site?
- What is the defined flood level and design flood event?
- What floor level, freeboard, and resilience standards apply?
- Is safe evacuation achievable from the development?
- Is a hydraulic or flood risk assessment required for a DA?
- Will the risk category restrict the uses permitted on the land?

SOURCES Brisbane City Council - Overland Flow Flooding (our copy checked 12 Nov 2026)

FLOOD: HISTORICAL EVENTS

Has the property been within a mapped historical flood extent?



THINGS TO KNOW

No recorded flood extent we hold covers this property. Historical flood extents show where water actually reached in past floods, mapped from survey, imagery and flood marks.

A recorded extent is a record of one past flood, not a prediction, and a property outside every recorded extent can still sit in a planning flood overlay. They are the best evidence of how floods have actually behaved here, and worth having for due diligence, insurance and design.

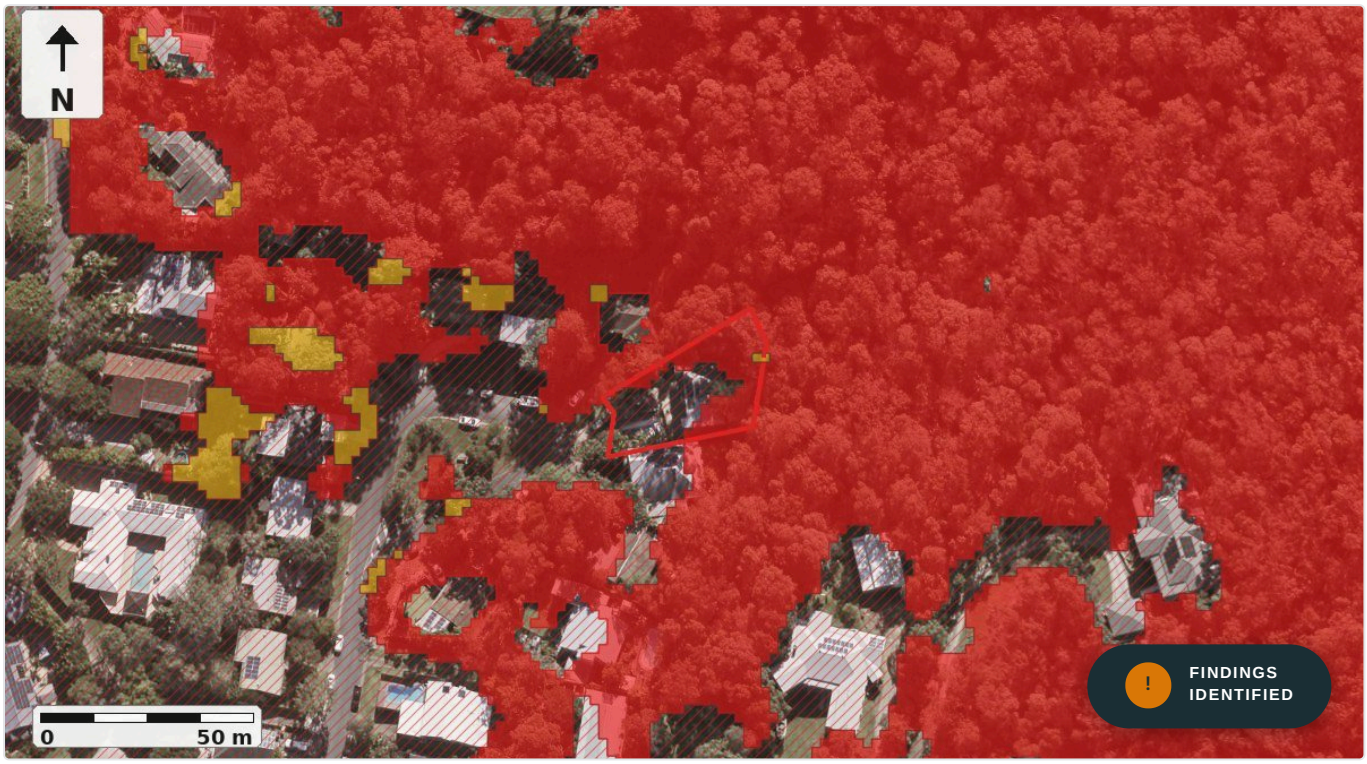
QUESTIONS TO ASK

- Which historical floods reached this property and to what level?
- How do historical extents compare to the current flood overlays?
- Were existing buildings inundated in past flood events?
- How will historical flooding affect insurance availability and cost?
- What floor levels are needed to sit above past flood levels?
- Are there records of flood damage or remediation on the site?

SOURCES Brisbane City Council - Historical Flood Event Feb 2022; Historical Flood Event Jan 1974; Historical Flood Event Jan 2011 (our copy checked 12 Nov 2026)

BUSHFIRE

Is the property in a bushfire prone area?



VISIBLE ON THIS MAP

High hazard area • High hazard buffer area • Medium hazard area •

• intersects the subject property

THINGS TO KNOW

This property is mapped as bushfire prone with a hazard category of **High hazard area**. Bushfire prone area mapping identifies land where there is a potential for bushfire hazard based on surrounding vegetation type, topography, and prevailing wind conditions.

All new buildings in a bushfire prone area must be assessed against the Bushfire Attack Level (BAL) framework under Australian Standard AS 3959. BAL ratings range from BAL-12.5 (low hazard) through BAL-29 and BAL-40 to BAL-FZ (Flame Zone, extreme hazard). Higher BAL ratings require increasingly fire-resistant materials, protected openings, ember guards, and non-combustible construction zones.

A site-specific BAL assessment by a qualified bushfire consultant is typically required prior to lodging a development application. The assessment considers vegetation type and distance, slope, and aspect. Some extreme hazard zones may impose significant restrictions on building design or, in rare cases, preclude residential development entirely.

QUESTIONS TO ASK

- What Bushfire Attack Level (BAL) rating applies to this site?
- Is a site-specific bushfire hazard assessment required for a DA?
- What construction materials and specifications are needed for this BAL?
- Are there vegetation clearance and ongoing management obligations?
- Does the overlay restrict building placement, orientation, or design?
- What are the access, egress, and ember-protection requirements?

SOURCES Brisbane City Council - Bushfire Overlay (our copy checked 12 Nov 2026)

TRADITIONAL BUILDING CHARACTER

Is the property affected by building character or pre-1911 overlays?



VISIBLE ON THIS MAP

Dwelling house character •

• intersects the subject property

THINGS TO KNOW

MAPPED ON THIS PROPERTY

Dwelling House Character

This property is within a mapped building character overlay under the Brisbane City planning scheme. Character overlays protect streetscapes of traditional timber-and-tin housing, commercial character buildings and pre-1911 structures. Within these areas, demolition or removal of a dwelling constructed before the relevant benchmark date is assessable development and may be refused where the building contributes to the traditional character of the street.

Character controls also shape what can be built: new buildings, extensions and renovations are typically assessed against design criteria for roof form, materials, height, setbacks and the retention of traditional building elements. Pre-1911 sites carry the strictest demolition protection.

Overlay mapping shows where the controls apply. It does not confirm the construction date or character contribution of an individual building. A building format report or heritage/character assessment may be required to support a development or demolition application.

QUESTIONS TO ASK

- When was the existing dwelling constructed, and can this be documented?
- Does the overlay restrict demolition or removal of the building?
- What design criteria apply to extensions or new construction?
- Could a demolition application be refused on character grounds?
- Do neighbouring character buildings affect what is approvable here?
- Is a character or heritage assessment needed for the intended works?

SOURCES Brisbane City Council - Dwelling House Character (our copy checked 12 Nov 2026)

HERITAGE

Is the property subject to heritage or character constraints?



THINGS TO KNOW

No heritage overlay was identified for this property. Heritage overlays protect places of cultural, historical, architectural, or social significance. A local heritage overlay may apply to an individual building, a heritage precinct, or a character area that includes broader streetscape protections beyond individual listings.

Development affecting heritage-listed places or within heritage precincts generally requires assessment against applicable heritage codes. Works that alter the external appearance, fabric, or setting of a heritage place may require a Heritage Impact Statement prepared by a qualified heritage consultant. In some cases, approval from the State Heritage Office is also required.

Heritage constraints apply to alterations and additions as well as new buildings on or near heritage-listed sites. Demolition of heritage-listed structures is typically not permitted or is subject to strict conditions. Sympathetic design that respects the heritage values of the place is a key assessment criterion for any development application.

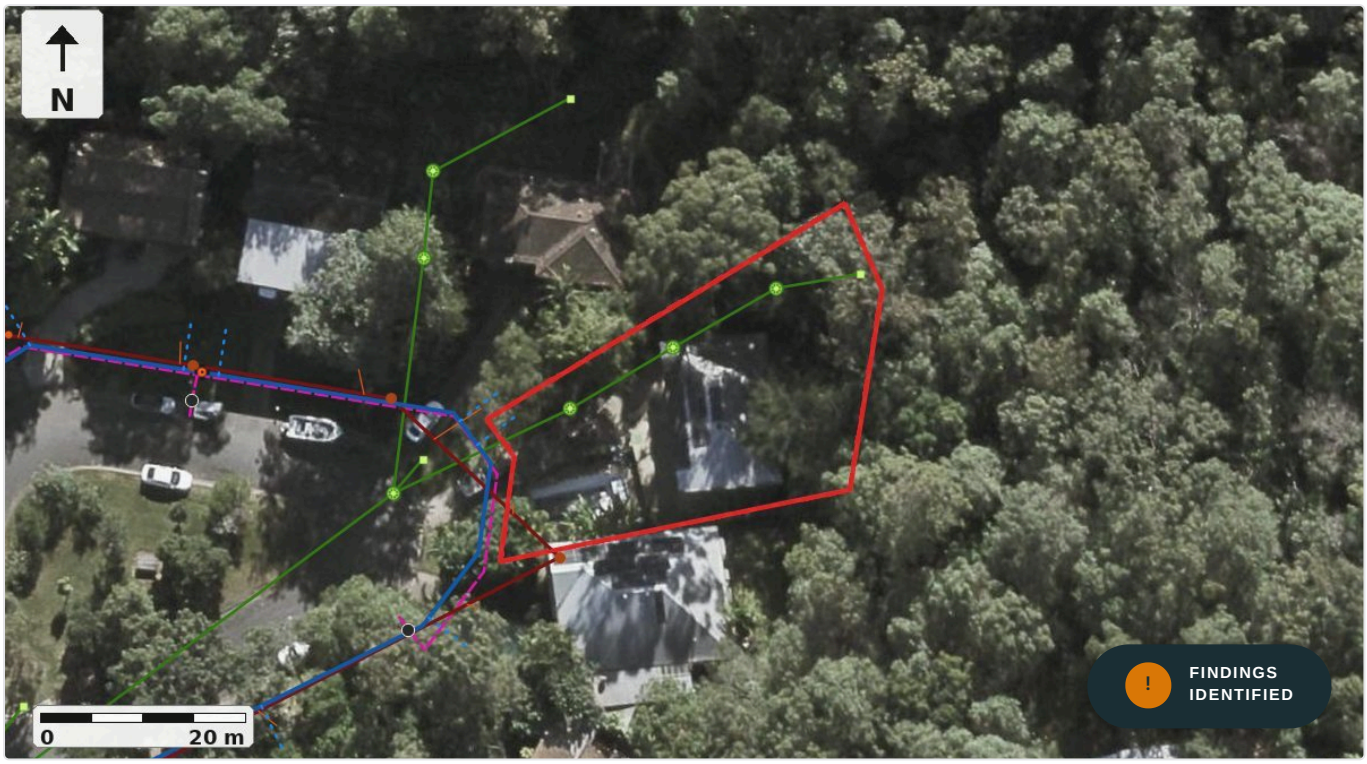
QUESTIONS TO ASK

- Is the property individually listed on the State or Local Heritage Register?
- Is the property within a heritage precinct or character overlay area?
- What approvals are needed for external alterations or additions?
- Is a Heritage Impact Statement required for proposed works?
- Does the overlay restrict demolition, rebuild, or subdivision?
- Are there heritage grants or incentives available for maintenance?

SOURCES Brisbane City Council - Areas Adjoining Heritage Places; Local Heritage Areas (our copy checked 12 Nov 2026) · Queensland Heritage Council (Dept of Environment and Science) - Queensland Heritage Register (our copy checked 12 Nov 2026)

UTILITIES & SERVICES

What utility infrastructure is mapped on and around this property?



UTILITY ASSETS ON THIS MAP

Electricity Network LV · Electricity Pole · Sewer Fitting · **Sewer Main** • · Sewer Maintenance Hole · **Sewer Service** • · **Stormwater Gully** • · **Stormwater Main** • · **Stormwater Maintenance Hole** • · Water Hydrant · Water Main · **Water Service** •

• intersects the subject property

THINGS TO KNOW

Water supply	Nearest main approx. 2 m	Urban Utilities
Sewerage	Main crosses the property	Urban Utilities
Stormwater drainage	Main crosses the property	Brisbane City Council
Recycled water	None within 500 m	
Electricity network	Nearest main approx. 1 m	Energex

The map shows the water supply, sewerage, stormwater drainage, recycled water and electricity network assets their owners record near the site. Proximity to existing mains is a key driver of servicing cost. A property without a nearby connection point may require main extensions, pump stations or on-site solutions, each adding significant cost and approval lead time.

Mapped locations are indicative only and may be incomplete. Privately owned assets, telecommunications and gas are generally not shown, and as-constructed positions can differ from records. Always obtain a Before You Dig Australia (byda.com.au) enquiry before any excavation, and confirm connection points, capacity and infrastructure charges with the service providers.

RECORDED INVERT LEVELS

Stormwater drainage RL 68.01 m AHD · nearest main, on the property · 675 mm, Precast concrete

Sewerage RL 64.33 m AHD · nearest main, on the property · 150 mm, Asbestos cement

Indicative only, not excavation-grade. Lodge a Before You Dig Australia enquiry before any digging.

QUESTIONS TO ASK

- Is the property already connected to water, sewer and power?
- Does the nearest main have capacity for the intended development?
- Will connection require a main extension or easement over other land?
- Are any mains or easements crossing the lot that constrain building footprints?
- What infrastructure charges or augmentation costs apply to new connections?
- Has a Before You Dig Australia enquiry been lodged prior to any site works?

SOURCES Brisbane City Council (our copy checked 12 Nov 2026) · Energex · Urban Utilities (our copy checked 12 Nov 2026)

NOISE

Is the property affected by mapped road, rail or aircraft noise?



THINGS TO KNOW

This property is not within a mapped road or rail or aircraft noise corridor based on available planning scheme data. Noise corridors identify areas affected by road, rail, or aircraft noise above a defined threshold level. Exposure to elevated noise can affect the liveability and long-term value of a property, particularly for residential and sensitive land uses.

An aircraft noise (ANEF) contour is a planning control, so being outside one means no aircraft noise rules apply to building here. It does not mean no aircraft are heard: what was actually observed flying near this property is on the Aircraft Overflight page - **Regular aircraft nearby, few directly overhead**.

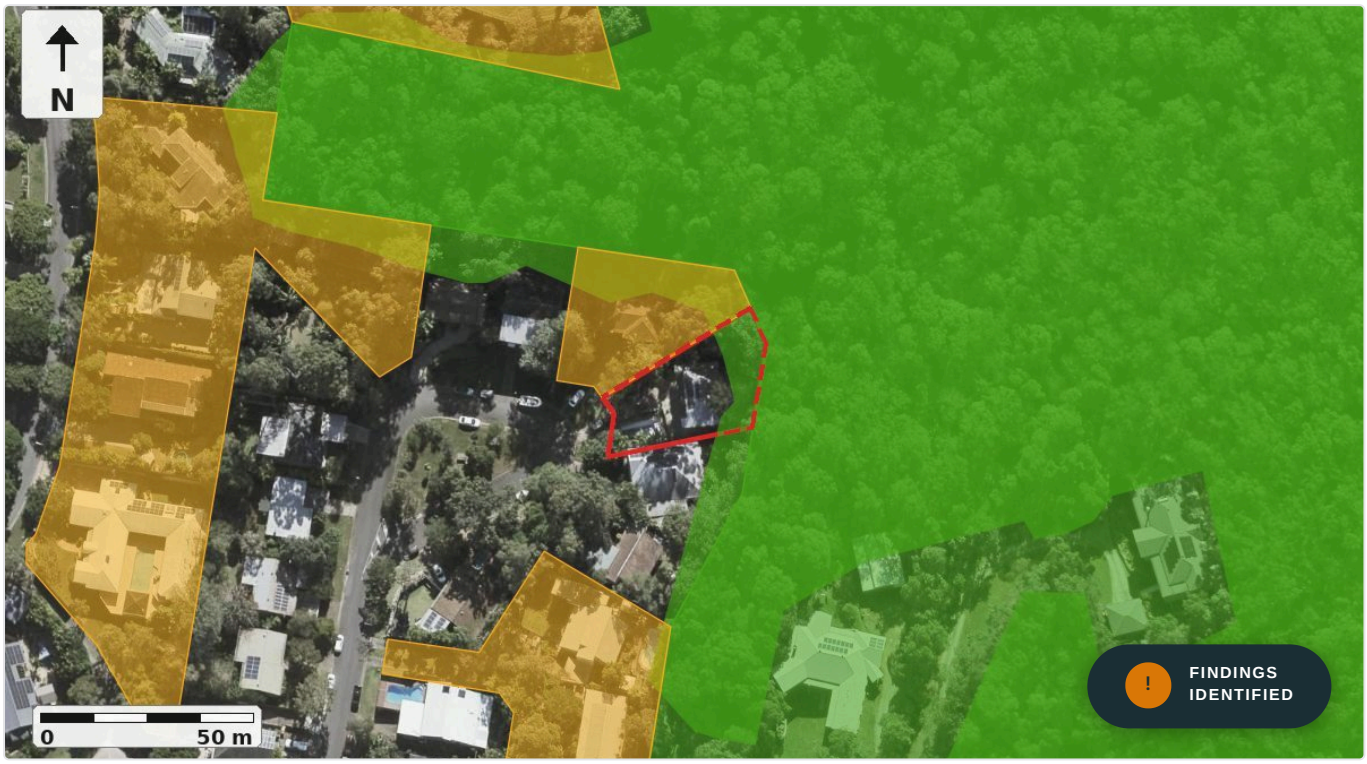
QUESTIONS TO ASK

- Is a busy road, rail line or industrial site close enough to be heard from the house?
- Are new roads, rail lines or airport changes proposed nearby?
- Have you visited at peak times - early morning, evening and at night?
- Has the vendor or agent mentioned noise complaints from neighbours or nearby uses?
- Would a planned home business, studio or childcare use need a quieter site?
- Are the windows and walls good enough for the noise you heard on site?

SOURCES Brisbane City Council - Brisbane Airport Environs Overlay (ANEF contours); Brisbane Transport Noise Corridor Overlay (MP4.4 categories) (our copy checked 12 Nov 2026) · Queensland Department of Transport and Main Roads - QLD Railway Noise Corridors; QLD State-controlled Road Noise Corridors (mandatory); QLD State-controlled Road Noise Corridors (voluntary) (our copy checked 03 Nov 2026)

ENVIRONMENT & VEGETATION

Is the property subject to local environmental or vegetation protection?



VISIBLE ON THIS MAP

Biodiversity Areas Overlay • Significant Native Vegetation Significant Urban Vegetation

• intersects the subject property

THINGS TO KNOW

This property intersects the environmental and vegetation mapping set out below.

WHAT IS MAPPED OVER THIS PROPERTY

Biodiversity Areas Overlay - Biodiversity Areas

Regional mapping units with indicative boundaries, not a site survey. A listed threatened community carries clearing controls of its own - confirm it on the ground first.

Clearing or removing protected vegetation typically requires approval under the Vegetation Management Act 1999 (Qld) or applicable local planning provisions. Approval may be subject to offset requirements (replacement planting elsewhere to compensate for cleared vegetation) and may not be granted for all clearing scenarios.

It is important to understand the extent and category of vegetation protection before undertaking any site clearing or development works, as penalties for unlawful clearing can be substantial.

QUESTIONS TO ASK

- What trees or vegetation categories are protected on this property?
- What approvals are required to remove, prune, or disturb protected vegetation?
- Are vegetation offset or replacement planting requirements likely to apply?
- How does the vegetation overlay affect the buildable area and layout of the site?
- Have any vegetation clearing approvals previously been granted for this land?
- Is a vegetation management plan or arborist report required?

SOURCES Brisbane City Council - Biodiversity Areas Overlay (our copy checked 12 Nov 2026)

STATE ENVIRONMENT (MSES)

Are there matters of state environmental significance on this property?



VISIBLE ON THIS MAP

- MSES Koala Habitat (Core) •
- MSES Regulated Vegetation (Essential Habitat) •
- MSES Wildlife Habitat (Endangered or Vulnerable) •
- MSES Wildlife Habitat (Special Least Concern Animal) •

• intersects the subject property

THINGS TO KNOW

This property intersects **4 mapped matters of state environmental significance**, each marked • in the legend above. MSES mapping under the Queensland State Planning Policy identifies regulated vegetation, high ecological significance wetlands and waterways, protected areas, koala habitat, and habitat for threatened species.

Development within or adjacent to environmentally significant areas may require an ecological assessment, targeted fauna surveys, or a vegetation offset as a condition of approval. Approval conditions may include buffer distances from waterways, restrictions on lighting, fencing requirements, and obligations to exclude domestic animals from habitat areas.

State and federal environmental legislation may apply in addition to local planning provisions. The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) applies to actions that may significantly impact matters of national environmental significance, including listed threatened species and ecological communities. Early engagement with council and state agencies is recommended for development in sensitive areas.

QUESTIONS TO ASK

- What type of environmental significance applies to this property?
- Is an ecological assessment or targeted fauna survey required?
- What buffer distances from waterways or habitat areas apply?
- Are there restrictions on ground disturbance, clearing, or lighting?
- Could the environmental overlay trigger a referral under the EPBC Act?
- Are there restrictions on fencing, domestic animals, or vegetation removal?

SOURCES Queensland Department of the Environment, Tourism, Science and Innovation - MSES regulated vegetation [essential habitat]; MSES wildlife habitat [SEQ koala habitat - core]; MSES wildlife habitat [endangered or vulnerable]; MSES wildlife habitat [special least concern animal] (our copy checked 12 Nov 2026)

GEOTECHNICAL & NATURAL HAZARDS

Is the property affected by landslide or steep-land hazard?



VISIBLE ON THIS MAP

Landslide Hazard Area

THINGS TO KNOW

No landslide or steep-land hazard was identified for this property based on available council overlay data. Overlay mapping coverage varies by council, and the absence of a mapped hazard is not evidence that no hazard exists. These hazards are mapped as planning-scheme overlays by the council, and bear directly on foundation design and the development assessment pathway.

> **Slope note:** independently of overlay mapping, elevation data indicates an average grade of approximately 18.1% across this site. Sloping sites can carry slope-stability and erosion risk even where no landslide overlay is mapped, and a site-specific geotechnical assessment is recommended before design or purchase. This note is derived from elevation data, not from landslide hazard mapping.

Landslide / steep-land hazard typically triggers a geotechnical risk assessment (e.g. to AGS 2007 guidelines) demonstrating the development achieves an acceptable risk-to-life and risk-to-property; it also informs site cut/fill, retaining and footing design on sloping ground.

Hazard mapping is indicative and does not replace a site-specific geotechnical investigation. Hazard overlays are mapped at a regional scale and the underlying condition can extend beyond a mapped boundary; confirm the current overlay and any assessment triggers with the council before design or purchase.

QUESTIONS TO ASK

- Does the landslide / steep-land overlay require a geotechnical risk assessment for development?
- What slope and ground conditions apply, and how steep is the site?
- What footing, retaining and cut/fill design suits the mapped ground conditions?
- Are there siting, setback or vegetation-retention controls on the sloping land?
- Does the overlay limit the developable footprint or building envelope?
- Is a site-specific geotechnical investigation recommended before design?

SOURCES Brisbane City Council - Brisbane Landslide Hazard Overlay; Coastal Erosion Prone Areas (our copy checked 12 Nov 2026)

ELEVATION & CONTOURS

What is the lie of the land across and around the property?



CONTOUR LINES (GOVERNMENT ELEVATION DATA)

Standard contour Index contour (labelled, m AHD)

THINGS TO KNOW

Site level: **70.0 m AHD**
High / low: **75.3 / 66.4 m**
Lot area: **759 m²**
Fall across lot: **8.9 m**
Avg grade: **18.1% (Steep)**
Approx. extent: **24 × 47 m**

This property has approximately **8.9 m** of fall across it (a steep, ~18.1% grade), with a representative site level of **70.0 m AHD**. The contour lines show ground elevation in metres above the Australian Height Datum (AHD), derived from published government elevation data. Closely spaced contours indicate steeper ground; widely spaced contours indicate flatter land. Index (labelled) contours mark the major intervals.

Slope and fall direction affect stormwater drainage, the extent of cut and fill, retaining and footing design, driveway grades, and where overland water will naturally collect. Steeper sites can trigger additional geotechnical, earthworks, and erosion-and-sediment-control requirements.

Contours are a desktop guide only. A detailed feature and level survey by a registered surveyor is recommended before design. Contour source, interval and age vary by state and area, and the mapped surface does not capture recent earthworks, retaining structures, or fine-scale features.

QUESTIONS TO ASK

- What is the overall fall across the building envelope?
- Will the slope require significant cut, fill, or retaining?
- Which direction does stormwater naturally drain on the site?
- Does the grade affect driveway access or vehicle crossover design?
- Are slope-related geotechnical or erosion controls likely to apply?
- Is a detailed contour and feature survey required before design?

EASEMENTS, SETBACKS AND RESERVATIONS

Are any easements, building setbacks or land reservations over the property?



VISIBLE ON THIS MAP

Registered easement •

• intersects the subject property

THINGS TO KNOW

📜 **1 easement recorded over this property in the digital cadastre.**

- **Easement lot A on RP148686** - Registered easement parcel; about 124 m2 over this property

The digital cadastral database records the easement extent shown above. It does not record the registered terms, the beneficiary, or the precise purpose of each easement. An easement is a registered right for another party to use part of the land for a defined purpose - commonly drainage, sewerage, water supply, electricity or other services, or a right of carriageway (access).

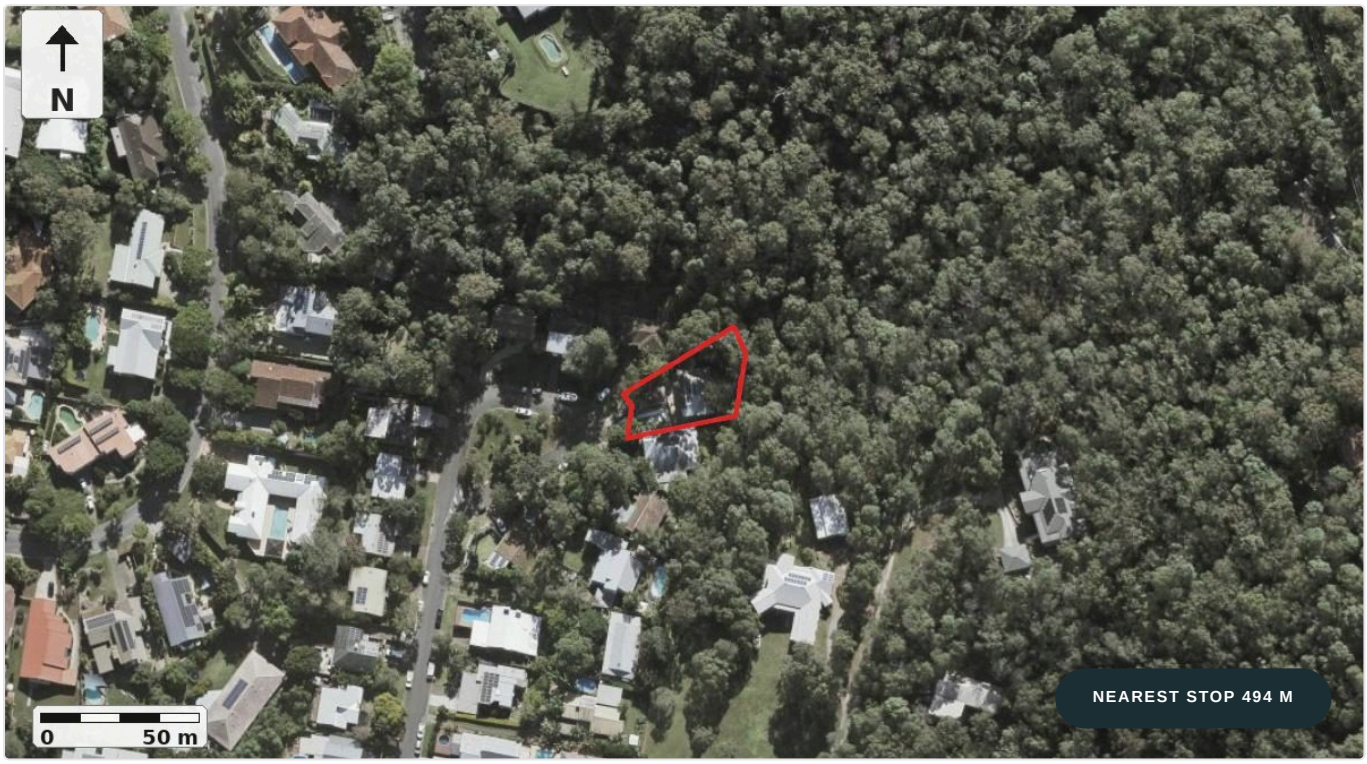
Easements can restrict where you may build, require access to be maintained, and limit landscaping or structures over the burdened strip. Confirm the exact location, width, terms, and beneficiary of any easement from the registered/deposited plan and a current title search before relying on this report for design or development decisions.

QUESTIONS TO ASK

- What is the registered purpose and beneficiary of each easement?
- Where exactly does the easement sit relative to the building envelope?
- Can I build over or near the easement, or is it a no-build strip?
- Does the easement require ongoing access to be kept clear?
- Are there registered terms, plans, or instruments to review on title?
- Could an easement be created, varied, or extinguished if needed?

PUBLIC TRANSPORT

What public transport serves the area around this property?



PUBLIC TRANSPORT MODES

THINGS TO KNOW

Nearest bus stop: **494 m**

Nearest train station: **3 km**

Nearest ferry terminal: **none within 5 km**

The map shows public transport stops and stations in the area surrounding the property. Distances above are straight-line (as the crow flies) to the nearest stop of each mode; actual walking distance via the street network will be longer. Each mode is only searched out to a local radius - 1.6 km for bus, 10 km for rail and 5 km for ferry - so "none within" means no service of that mode serves this area, not that the network was not checked. Where a mode is shown as not assessed, the published stop data we hold does not extend to this area and its absence here should not be read as an absence of service. Rail distances are to the nearest published passenger station regardless of how often it is served - outside the metropolitan commuter networks that may be a regional or long-distance service running only a few times a day or week, so confirm timetabled frequency before relying on it.

Proximity to public transport can influence amenity, parking requirements, and development potential. Councils often apply reduced car-parking rates or support higher densities for sites within walking distance of frequent services or a transport node.

QUESTIONS TO ASK

- How frequent are the services at the nearest stops?
- Is the site within a transport-oriented or centre zone?
- Do reduced car-parking provisions apply near transport?
- Does proximity to transport support a higher-density yield?
- What is the real walking distance and route to the nearest station?
- Are any transport upgrades or new routes planned for the area?

DEVELOPMENT APPLICATIONS

What has been lodged with council on this property and around it?



On this lot Adjoining lot Nearby (within 250 m)

Numbers match the table. One badge carries several numbers where those applications share a location. Nearby applications beyond the map frame are listed but not shown.

THINGS TO KNOW

No application is recorded on this lot in the register held. 3 on adjoining lots. 3 more within 250 m in the last 3 years. Source: Brisbane City Council.

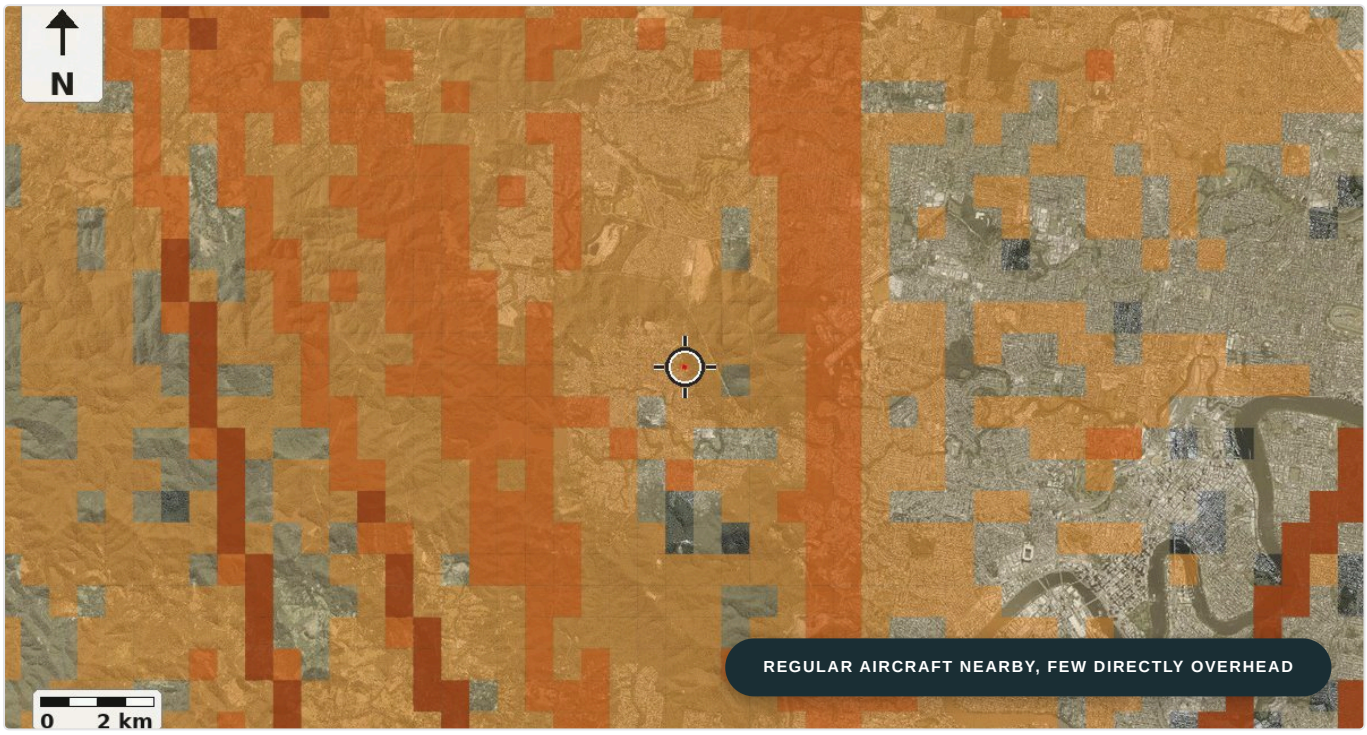
#	ADDRESS AND PROPOSAL	LODGED	STATUS	DIST.
1	**12 NARAMBI ST THE GAP QLD 4061** - Compliance assessment Filling and Excavation	Sep 2011	Approved Sep 2011	adjoining
2	**12 NARAMBI ST THE GAP QLD 4061** - Compliance assessment Filling and Excavation	May 2011	No decision recorded Jul 2011	adjoining
3	**12 NARAMBI ST THE GAP QLD 4061** - Building work + Material change of use House in EP/Rural Area	Aug 2009	Approved Aug 2010	adjoining
4	**16 NARAMBI ST THE GAP QLD 4061** - Building work Dwelling house, extension	Mar 2026	Withdrawn Apr 2026	57 m
5	**16 NARAMBI ST THE GAP QLD 4061** - Building work House - Extension	Oct 2024	Approved Nov 2025	57 m
6	**6 AMINYA CL THE GAP QLD 4061** - Referral agency response Design and Siting (QDC)	Oct 2025	Approved Jan 2026	239 m

Applications are matched to the lot by the register's mapped point, and a decided or lapsed application does not mean the works were built. Registers omit exempt and code-assessable work in some jurisdictions, and status wording is put into plain English from the register's own vocabulary. Confirm current applications, conditions and any approved plans with Brisbane City Council: https://developmenti.brisbane.qld.gov.au

SOURCES Brisbane City Council (our copy checked 12 Nov 2026)

AIRCRAFT OVERFLIGHT

Will you hear aircraft at this property?



VISIBLE ON THIS MAP

1 - 4 aircraft-days | **5 - 19 aircraft-days** • | 20 - 59 aircraft-days | 60+ aircraft-days

• intersects the subject property

THINGS TO KNOW

Aircraft pass regularly within about a kilometre, but not often enough directly over this property to give it a loudness band

How loud: **regular aircraft nearby, few directly overhead** - lowest single pass 500 ft, most traffic around 4,500 ft. Too few passed directly overhead to give a loudness band

How often: **4 a day** (± 9%) up to 10,000 ft, none of them loud - measured on the corridor 1,000 m to the side, the one you would hear

At night: **night flights observed 50 m away**, closest 2,000 ft equivalent, so far only in isolation - night is sampled as often as day, but night traffic is light, so too few passes have been seen to put a number on it

Where it flies: **over the 500 m square this property sits in** (aircraft recorded there, some below 3,000 ft); heights heard: below 3,000 ft, 3,000 to 6,000 ft, 6,000 to 10,000 ft, above 10,000 ft (reconstructed paths only)

How loud an aircraft is depends on how far away it passes, not just how high, so every position observed within 1.0 km is converted to the height it would need directly overhead to sound the same here; because ground, houses and terrain shield low-angle sound, sideways traffic counts as further away again (1,000 ft passing 1 km to the side reads as roughly 6,000 ft). On that scale "loud" is below 3,000 ft, "clearly audible" 3,000 to 6,000 ft and "faint" 6,000 to 10,000 ft - indicative for a typical airliner; light aircraft and helicopters differ. A band is given only for traffic that came back repeatedly, so a single low pass is reported as one and does not set the verdict. The map shades each 500 m square by total traffic (darker is busier; its legend counts aircraft-days, not flights a day); corridors are routes reconstructed between observed positions. This is observed traffic, not a noise contour or a planning control: no ANEF contour applies to this property (see the noise page), and an acoustic assessment remains the way to establish exposure. The daily figure averages the area within about 1.7 km around that corridor, so a house under the centre of the corridor gets more and one at its edge fewer.

Traffic is sampled, not watched continuously, so what is recorded is a floor: expect at least this, and do not read a quiet result over a short period as proof there are no aircraft. Whether a path crosses the property is judged within 500 m of it, and coverage builds with time. Figures describe the period sampled (4 Sep 2026 to 12 Nov 2026); flight paths change with runway use, weather, season and airspace design.

QUESTIONS TO ASK

- Have you stood in the garden at peak times - early morning, evening - and on a day the wind favours this runway?
- Does the nearest airport have a curfew, and what is exempt from it (freight, emergency, delayed flights)?
- Are runway or flight path changes proposed that would move traffic over here?
- Is airport growth planned that could bring an ANEF contour closer?
- Are the windows and roof already treated for aircraft noise, or would that be your cost?
- Have neighbours or the agent mentioned aircraft noise, and does the contract disclose it?

Aircraft positions: adsb.lol (https://adsb.lol), Open Database License (ODbL), https://opendatacommons.org/licenses/odbl/1-0/. Method: https://layeredgeo.com.au/open-data/overflight

DISASTER DECLARATIONS

Has the council area had a declared natural disaster since 2017?

RECOVERY ACTIVATIONS, BRISBANE

10 disaster recovery activations covered the Brisbane City council area since 2017: storm 5, flood 3, bushfire 1, cyclone 1.

Event	Hazard	Began
Queensland Southern Coast Severe Storms 24-25 November 2025	Storm	Nov 2025
SEQ Severe Storms - 26 October 2025	Storm	Oct 2025
Moreton Island Bushfire	Bushfire	Oct 2025
Tropical Cyclone Alfred and Associated Severe Weather	Cyclone	Mar 2025
Brisbane Microburst Event	Storm	Jan 2025
Southern Summer Rainfall and Flooding	Flood	Dec 2024
South East Queensland Severe Storms and Rainfall	Storm	Dec 2023
Brisbane and Ipswich severe storms	Storm	Dec 2023
Southern Queensland Flooding	Flood	May 2022
South East Queensland Rainfall and Flooding	Flood	Feb 2022

WHAT THIS MEANS

An activation under the Disaster Recovery Funding Arrangements means the council area could get government recovery funding after the event. It covers the whole council area, so it does not mean this property was affected.

One event can be declared for more than one hazard (a storm with flooding), so the hazard counts can add up to more than the number of activations. Whether this lot is in a mapped flood, bushfire or coastal hazard area is on those pages of this report.

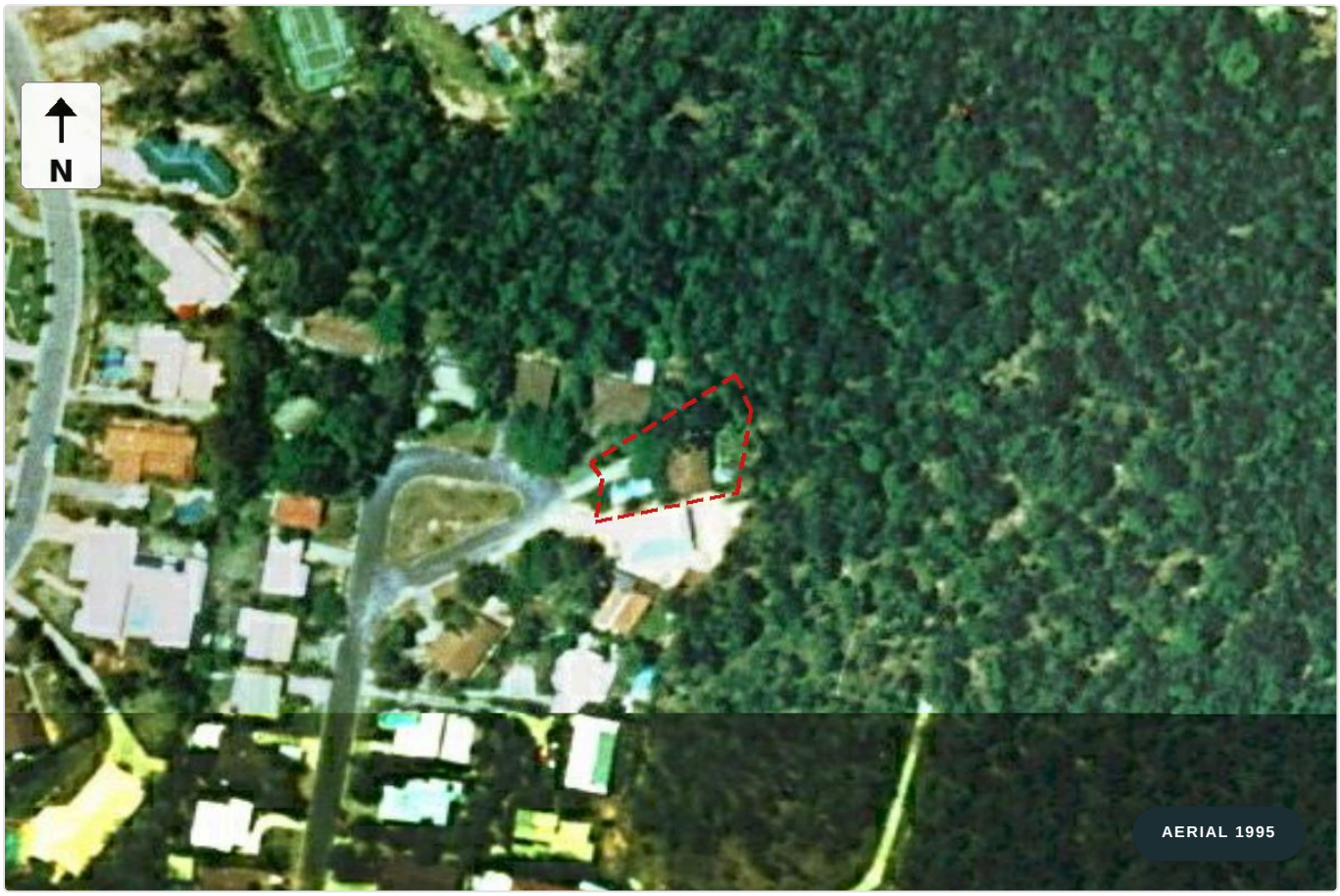
QUESTIONS TO ASK

- Did the property flood, lose power or lose road access in a declared event?
- Has any insurance claim been made on the property for storm, flood or fire?
- Has insurance been quoted with the area's disaster history known?
- Has the council done works since (drainage, levees, fire breaks) that change the risk?

Sources: National Emergency Management Agency, DRFA Activation History by LGA (data.gov.au), CC BY 2.5 AU.

HISTORICAL IMAGERY (1995)

What does the historical aerial record show for this site and surrounds?



Imagery: State Capture Program aerial imagery, © State of Queensland (QImagery), CC BY 4.0.

THINGS TO KNOW

This is the oldest state aerial imagery mapped to the site, captured in **1995**. An older photograph from 1949, not mapped to the property, follows on the next page. Historical imagery provides a record of past land use and site conditions that may not be evident on current mapping.

Evidence of previous industrial activity, agriculture, vegetation clearing, filling, dams, or earthworks can indicate potential soil disturbance, contamination, uncontrolled fill, or other constraints relevant to development and due diligence.

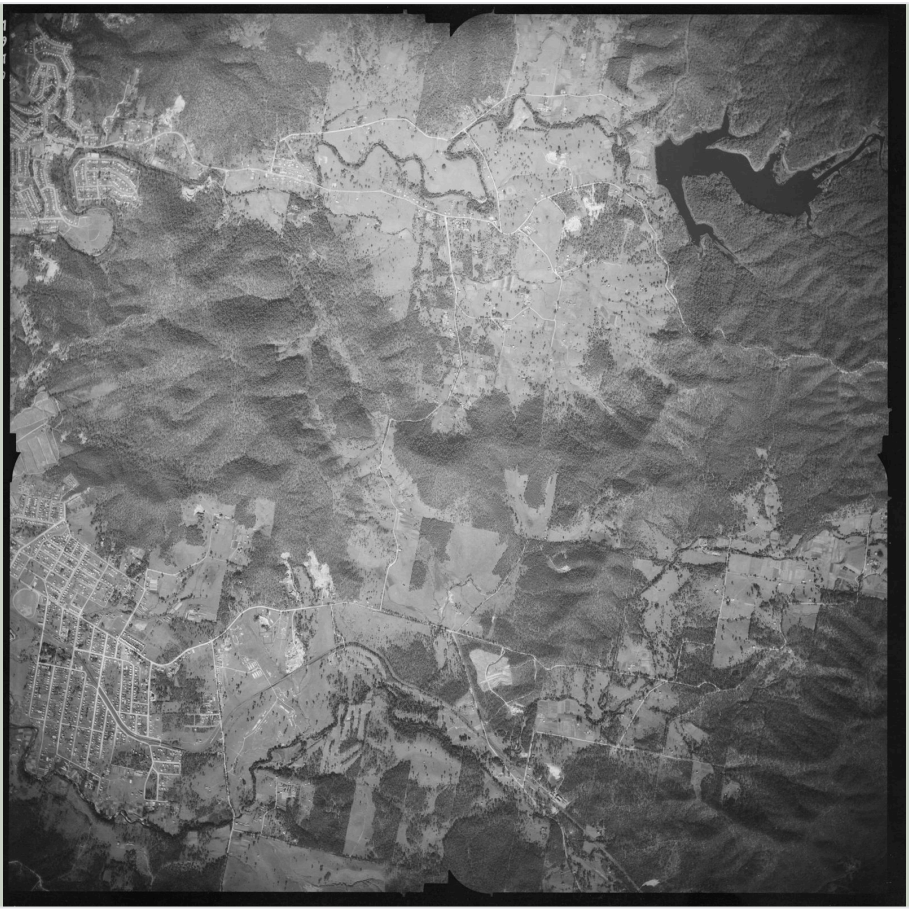
Comparing the historical record with current aerial imagery can reveal how the site and its surrounds have changed over time. A full site history may require additional historical aerial series, council records, and an environmental site assessment.

QUESTIONS TO ASK

- What was the property used for prior to its current use?
- Is there evidence of past filling, earthworks, or excavation?
- Were there former structures, dams, or watercourses on site?
- Could past activities have contaminated the soil or groundwater?
- Has vegetation been cleared or significantly altered over time?
- Do older aerial series or council records add further detail?

EARLIEST AERIAL PHOTOGRAPH (1949)

The oldest photograph of this location held in the national and state film archives



Commonwealth historical aerial photography, 1949, Film SVY572, run 5, frame 5056 via the Australian Government Historical Aerial Photo Explorer. **This is the whole photographic frame, reproduced as flown.** It is not orthorectified and not cropped to the property, so no site boundary and no north arrow are shown, and it must not be measured or scaled from.
© Commonwealth of Australia (Geoscience Australia), CC BY 4.0.
Full-resolution scan: https://aerialphotography.ga.gov.au/Scanned/SVY/SVY572/SVY572_frame5056.tif
National Archives record: https://recordsearch.naa.gov.au/SearchNRetrieve/Guest.aspx?Location=SNRItemDetailMain&Key=31482280

READING THIS PHOTOGRAPH

Locate the site by matching road alignments, watercourses and lot patterns against the maps earlier in this report. Streets and creeks are the reliable anchors: many were realigned or piped later, and where they were, that change is itself worth noting.

A photograph this old is usually the only record of what the land was before it was developed - original vegetation, farm dams, quarries, watercourses, tips and earthworks that no later map shows. Where the site was already built on, the surrounding land use is often the more useful signal.

Frames overlap along each flight run, so the archive usually holds several views of the same ground from slightly different angles, and often other years. The links above reach the full-resolution scan and the archival record.

QUESTIONS TO ASK

- Was the land cleared, farmed, quarried, or already built on?
- Are there dams, waterholes, or drainage lines since filled in?
- Is there any sign of a tip, dump, or made ground?
- Have watercourses been straightened, piped, or built over?
- Do the road and lot patterns match the cadastre today?
- What was happening on the surrounding land at the time?

LIMITATIONS OF THIS REPORT

This report is a **desktop planning overlay screening tool only**, derived from publicly available spatial datasets published by local councils and state government agencies. **It does not constitute formal planning advice** and is not a substitute for a written development assessment, a planning certificate, or advice from a registered town planner. It should not be relied upon for development applications or legal decisions without independent verification against the current planning scheme.

DATA SOURCES & ACCURACY

All overlay layers sourced from third-party government and council bodies are provided in good faith; LayeredGeo does not warrant their accuracy, completeness or currency. Overlays are synchronised from their source services on a **monthly to quarterly** basis depending on the council and data type.

Overlay boundaries are indicative and subject to change through planning instrument amendments, and may not align precisely with the cadastral boundary at this site. **Coverage may be limited** in some local government areas, and the absence of a mapped overlay does not guarantee a constraint does not apply.

DATA ATTRIBUTION

Data in this report is sourced from publicly available government datasets licensed under **Creative Commons Attribution 4.0 International (CC BY 4.0)** creativecommons.org/licenses/by/4.0; the disaster declarations are NEMA data under CC BY 2.5 AU

Queensland Government:© State of Queensland 2026. Based on or contains data provided by the State of Queensland and Queensland local governments. Sources: council City Plan / planning scheme overlay and zoning services; Queensland Matters of State Environmental Significance (Department of the Environment, Tourism, Science and Innovation); Queensland Administrative Boundaries; Queensland Historical Aerial Imagery; Queensland Digital Cadastral Database (DCDB).

Utility & Network Providers:Water, sewerage, stormwater and electricity asset data sourced from council and utility open data services; indicative only and not to be relied upon for excavation - contact Before You Dig Australia (1100) first.

Aboriginal Cultural Heritage:Native title boundaries © National Native Title Tribunal; cultural heritage party boundaries © State of Queensland.

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PROFESSIONAL ADVICE

LayeredGeo strongly recommends confirming the current overlay and zoning status with the relevant council's planning scheme mapping portal, and engaging a **registered town planner** before making development or acquisition decisions. Where an overlay indicates a hazard or constraint (flood, bushfire, heritage or environmental significance), a specialist assessment may be required to support a development application. Overlay information here is indicative only and superseded by an official planning certificate or written council advice.

REPORT DETAILS

Report generated: **13 November 2026** · Local government: **Brisbane City** · Prepared by: **LayeredGeo Pty Ltd**

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