

PLANNING OVERLAY REPORT

41 EPPALONG STREET, THE GAP QLD

LOCAL GOV. Brisbane City
STATE QLD
REPORT DATE 21 June 2026



ZONING

FLOOD

BUSHFIRE

CHARACTER

HERITAGE

UTILITIES

NOISE

COUNCIL ENVIRO

MSES

ELEVATION

TRANSPORT

PREPARED BY
layeredgeo Pty Ltd

layeredgeo.com.au

KEY HIGHLIGHTS

A summary of planning overlays and constraints identified for this property



ZONING

LDR - LOW DENSITY RESIDENTIAL



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



ELEVATION

NO FINDINGS



PUBLIC TRANSPORT

NEAREST STOP 494 M

NEAREST BUS

494m

NEAREST TRAIN

3000m

DATE OF REPORT

21 June 2026

ADDRESS

41 Eppalong Street, The Gap QLD

LOT / PLAN

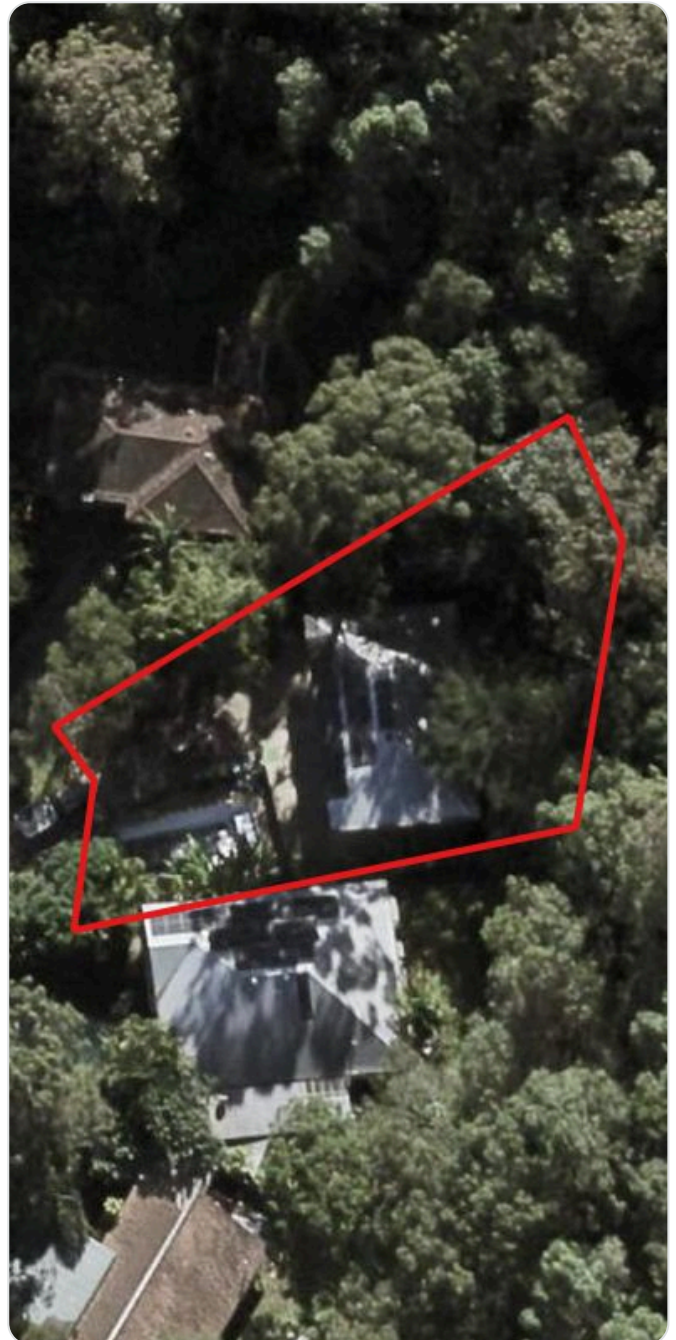
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COUNCIL

Brisbane City

ZONING

LDR - Low density residential



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



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 has specific outcomes: residential zones protect neighbourhood character while enabling housing growth; commercial zones support retail and business; industrial zones accommodate manufacturing and logistics.

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.

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?
- ▶ Does any overlay further restrict development within this zone?
- ▶ Can the zoning be changed through a planning instrument amendment?
- ▶ What assessment pathway applies to proposed development here?

FLOOD: PLANNING OVERLAY

Is the property within a planning scheme flood overlay?



THINGS TO KNOW

No planning scheme flood overlay was identified for this property based on available council data. Planning flood overlays are the regulatory flood areas a council applies through its planning scheme, typically a defined flood event such as the 1% AEP (1-in-100-year) flood, and are the layer that triggers flood planning provisions for development. Overland flow, flood risk/hazard, and historical events are covered on the following pages.

Annual Exceedance Probability (AEP) describes the likelihood of flooding in any given year. A 1% AEP event has a 1% chance of being reached or exceeded each year. Development within a planning flood overlay must comply with the scheme's flood planning provisions, which commonly set a minimum habitable floor level (the defined flood level plus freeboard).

Floor level requirements, structural flood-resilience standards, and limitations on basement development may apply within the overlay. A hydraulic assessment by a qualified engineer may be required for larger developments or where detailed flood information is not available. Planning flood overlay mapping is periodically updated. Verify current status with the relevant council prior to making development decisions.

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?

FLOOD: OVERLAND FLOW

Is the property affected by an overland flow path?



VISIBLE ON THIS MAP



Overland flow flood planning area

THINGS TO KNOW

No overland flow path was identified across this property based on available council mapping. Overland flow paths are the routes stormwater takes across the land surface during heavy rainfall when the piped drainage network is exceeded. They are independent of rivers and creeks and can affect land well away from any watercourse.

Building over or within an overland flow path can obstruct flow and divert water onto neighbouring land. Councils typically require that habitable floor levels are set above the flow level, that structures do not reduce the flow's conveyance, and that safe access is maintained during a storm event.

A site-based stormwater or overland flow assessment may be required to confirm flow depths and velocities and to design any filling, fencing, or built form so it does 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?

FLOOD: RISK & HAZARD

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



VISIBLE ON THIS MAP

Low • High Medium

• intersects the subject property

THINGS TO KNOW

The highest flood risk category mapped for this property is **Low**. Flood risk and hazard mapping combines the likelihood of inundation with the depth and velocity of floodwater to describe how dangerous a flood would be to people and property.

Hazard is commonly graded (for example H1 low through to H5-H6 extreme) based on the combined depth x velocity. Higher hazard categories carry stricter controls on building type, evacuation, and the uses that can be approved on the land.

Development in higher-risk areas typically requires flood-resilient construction, minimum habitable floor levels with freeboard, and demonstrated safe evacuation. A hydraulic or flood risk assessment by a qualified engineer is often required to support a development application.

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?

FLOOD: HISTORICAL EVENTS

Has the property been within a mapped historical flood extent?



THINGS TO KNOW

This property is not within any mapped historical flood extent in the available council record. Historical flood extents show where floodwater actually reached in past events (such as the 1974, 2011, 2017, and 2022 floods), based on survey, imagery, and recorded flood marks.

Historical extents are a record of past events, not a prediction of future flood levels. A property outside a historical extent may still be subject to planning flood overlays. They are nonetheless a strong indicator of real-world flood behaviour and are valuable context for due diligence, insurance, and design.

QUESTIONS TO ASK

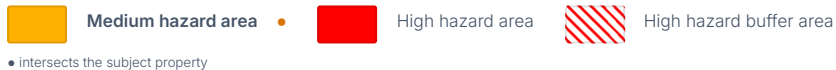
- ▶ Which historical floods reached this property and to what level?
- ▶ How do historical extents compare to the current flood overlays?
- ▶ Were existing buildings inundated in past flood events?
- ▶ How will historical flooding affect insurance availability and cost?
- ▶ What floor levels are needed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

BUSHFIRE

Is the property in a bushfire prone area?



VISIBLE ON THIS MAP



THINGS TO KNOW

This property is mapped as bushfire prone with a hazard category of **Medium 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?

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?

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?

UTILITIES & SERVICES

What utility infrastructure is mapped on and around this property?



UTILITY ASSETS ON THIS MAP

Electricity Network HV	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	Water Valve				

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	Not identified within 500 m	
Electricity network	Nearest main approx. 1 m	Energex

The map shows water, sewer, stormwater, recycled water and electricity assets recorded by the relevant council and distribution authorities 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.

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?

NOISE

Is the property affected by a transport noise corridor?



THINGS TO KNOW

This property is not within a mapped transport 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.

Development within a noise corridor must demonstrate compliance with acceptable internal noise levels under the applicable noise overlay code or state planning policy. This typically requires acoustic treatment, such as double-glazed windows, acoustic seals, and mechanical ventilation, to achieve the required noise reduction levels.

The noise overlay does not prevent development; it specifies design requirements to ensure occupants are protected from excessive external noise. An acoustic assessment report prepared by a qualified acoustic engineer is typically required as part of any development application for noise-sensitive uses.

QUESTIONS TO ASK

- ▶ What is the noise exposure level applicable to this property?
- ▶ Is an acoustic assessment report required for a development application?
- ▶ What specific acoustic treatments will be required (glazing, seals, ventilation)?
- ▶ Do acoustic requirements affect building orientation or window placement?
- ▶ Are there restrictions on the type of use or number of storeys permitted?
- ▶ Does the noise corridor affect outdoor living areas or balconies?

COUNCIL 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 a council environmental or vegetation overlay: **Biodiversity Areas Overlay, Significant Native Vegetation**. These overlays identify land of local ecological value or containing protected trees and vegetation under local planning provisions, including significant trees, remnant native vegetation, biodiversity areas, habitat corridors, and riparian (waterway) vegetation.

Clearing or removing protected vegetation typically requires approval under the Vegetation Management Act (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.

Routine maintenance activities such as pruning, lopping, or root zone disturbance near protected trees may also require council approval. 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?

STATE ENVIRONMENTAL SIGNIFICANCE (MSES)

Are there matters of state environmental significance on this property?



VISIBLE ON THIS MAP



• intersects the subject property

THINGS TO KNOW

This property intersects mapped matters of state environmental significance: **MSES Koala Habitat (Core)**, **MSES Regulated Vegetation (Essential Habitat)**, **MSES Wildlife Habitat (Endangered or Vulnerable)**, **MSES Wildlife Habitat (Special Least Concern Animal)**. 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?

ELEVATION & CONTOURS

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



CONTOUR LINES (LIDAR-DERIVED)

— Standard contour — Index contour (labelled, m AHD)

THINGS TO KNOW

Site level: 70.0 m AHD	Fall across lot: 6.6 m
High / low: 74.4 / 67.8 m	Avg grade: 11.2% (Moderate (~11.2%))
Lot area: 759 m²	Approx. extent: 27 × 53 m

This property has approximately **6.6 m** of fall across it (moderate (~11.2%) 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 LiDAR survey. 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.

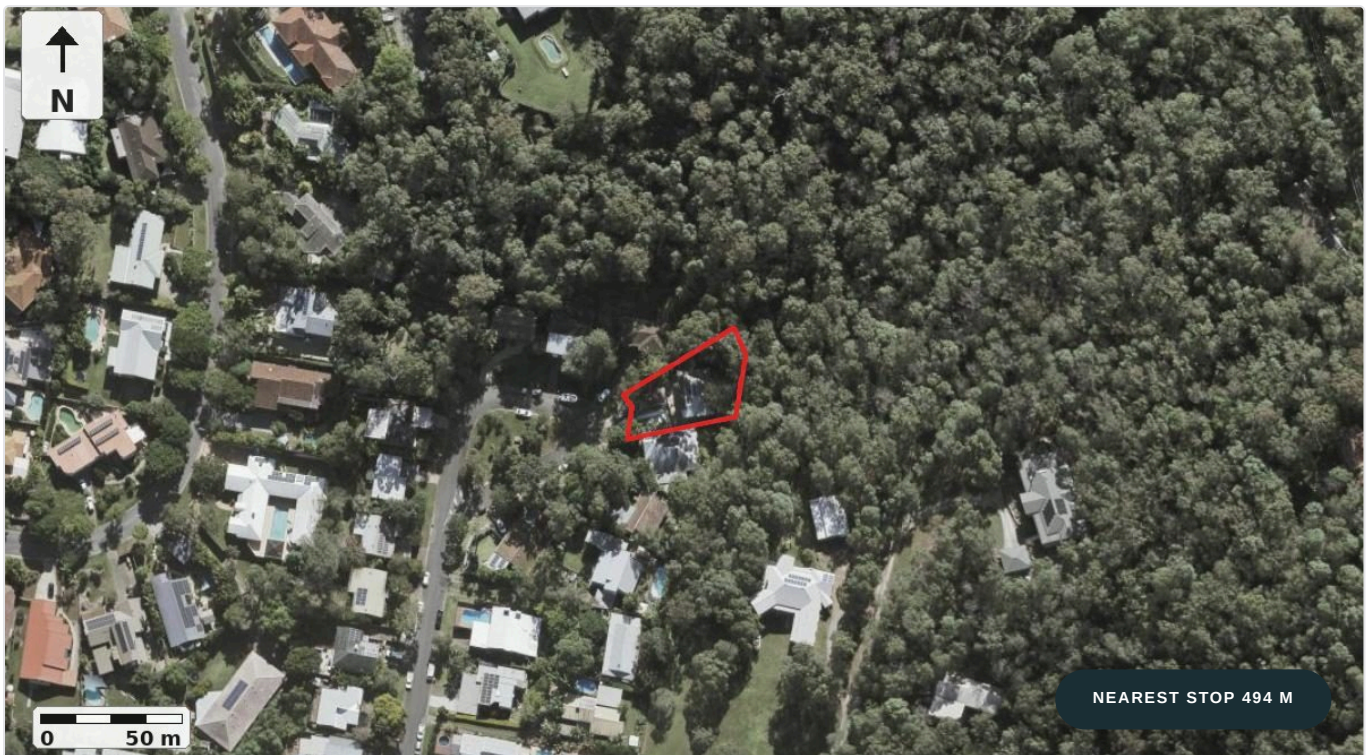
Contours are a desktop guide only. A detailed feature and level survey by a registered surveyor is recommended before design, as the LiDAR surface does not capture recent earthworks, retaining structures, or fine-scale features.

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?

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: **3.0 km**

Nearest ferry terminal: **7.2 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.

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?

HISTORICAL IMAGERY (1995)

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



THINGS TO KNOW

This is the oldest readily available aerial photograph of the site, captured in **1995**. 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 the current aerial on the cover 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?

DATA SOURCES

Authoritative government datasets used in this planning overlay report

QUEENSLAND: PLANNING ZONES

Sourced from individual council ArcGIS FeatureServer services: Brisbane City Council, Gold Coast, Logan, Moreton Bay, Ipswich, Sunshine Coast, Noosa, Toowoomba, Lockyer Valley, Scenic Rim, Redland, Mackay, Townsville, Cassowary Coast, Gympie and Mount Isa.

QUEENSLAND: FLOOD, BUSHFIRE, HERITAGE, NOISE, COUNCIL ENVIRO, MSES

Overlay data sourced from council ArcGIS REST services and the Queensland state government open data portal. Overlay types include flood risk, overland flow paths, planning scheme flood overlays, coastal inundation, historical flood extents, bushfire hazard, local heritage, character areas, noise corridors and council vegetation and environmental significance overlays. Matters of state environmental significance (MSES) are sourced state-wide from the Queensland Government MSES mapping service (Department of the Environment, Tourism, Science and Innovation).

QUEENSLAND: BUILDING CHARACTER

Traditional building character, pre-1911 building, dwelling house character and commercial character building overlays sourced from the Brisbane City Council City Plan 2014 ArcGIS open data services.

QUEENSLAND: UTILITY SERVICES

Water, sewerage, stormwater and recycled water asset data sourced from council and distributor-retailer ArcGIS REST services (including Urban Utilities, Unitywater and council open data portals); electricity network data sourced from the Energex open data service. Asset locations are indicative only.

SPATIAL QUERY METHOD

Address geocoded to WGS84 point coordinate. PostGIS `ST_Intersects` identifies overlay polygons containing the site point. All geometry stored in GDA94 / EPSG:4283. Data synchronised periodically from source ArcGIS FeatureServer and ePlanning Portal services.

DATA CURRENCY

Planning overlays are updated monthly to quarterly depending on the council and data type. This report was generated on **21 June 2026**. Verify current overlay status with the relevant council's planning scheme mapping portal before making development decisions.

DISCLAIMER

This planning overlay report is produced from government-published spatial datasets and is intended as a desktop screening tool only. Overlay boundaries are subject to change through planning instrument amendments. This report does not constitute formal planning advice. Users should verify current overlay status with the relevant council or competent authority prior to making development decisions. Coverage may be limited in some local government areas, particularly outside major urban centres.