



# Property Report

49 Bilyana St

Balmoral QLD 4171

Date of Report 12 September 2024

PropCheck ID: 333754

# Dashboard

## Property Facts

**Lot on Plan:** Lot 3 on SP153146  
**Land Area:** 110m<sup>2</sup> (approx.)  
**Frontage Width:** 0.00m (approx.)  
**Land Tenure:** Freehold  
**Council:** Brisbane City Council  
**Primary and Secondary School Catchment:**

- Bulimba State School
- Balmoral State High School

## Town Planning Facts

**Regional Plan:** South East Queensland Regional Plan 2017  
**Land Use Designation:** Urban Footprint  
**Planning Scheme:** Brisbane City Plan 2014 (Version 28)  
**Zone:** Low-Medium Density Residential  
**Zone Precinct:** 2 or 3 Storey Mix  
**Local Plan:** Bulimba District  
**Local Plan Precinct:** N/A  
**Local Plan Sub-Precinct:** N/A



49 Bilyana St,  
Balmoral QLD 4171

# Town Planning Considerations

## Easements

Easements have not been identified on the property.

NO

## Heritage

Heritage protections have not been identified on the property.

NO

## Character

Character protections have been identified on the property.

YES

## Flood Risk

The property is subject to the risk of potential flooding.

YES

## Biodiversity

Biodiversity has not been identified on the property.

NO

## Koala Habitat

The property is not identified within a Koala Habitat Area.

NO

## Coastal Hazards

The property is not subject to the risk of potential coastal hazards.

NO

## Waterways & Wetlands

Waterways & Wetlands have not been identified on the property.

NO

## Bushfire Risk

The property is not subject to the risk of potential bushfire.

NO

## Steep Land

The property is not identified as steep land and/or possible risk of landslide.

NO

## Noise Impact

Noise impacts have not been identified on the property.

NO

## Odour Impact

Odour Impacts have not been identified on the property.

NO

# Infrastructure Considerations

## Sewer

Sewer infrastructure has been identified on the property.

YES

## Water

Water infrastructure has not been identified on the property.

NO

## Stormwater

Stormwater infrastructure has not been identified on the property.

NO

## Electricity

Electricity infrastructure has not been identified on the property.

NO

## Public Transport

The property is located within 500m of public transport.

YES

## Shopping Centre

The property is not within 500m of a shopping centre.

NO

## Parklands

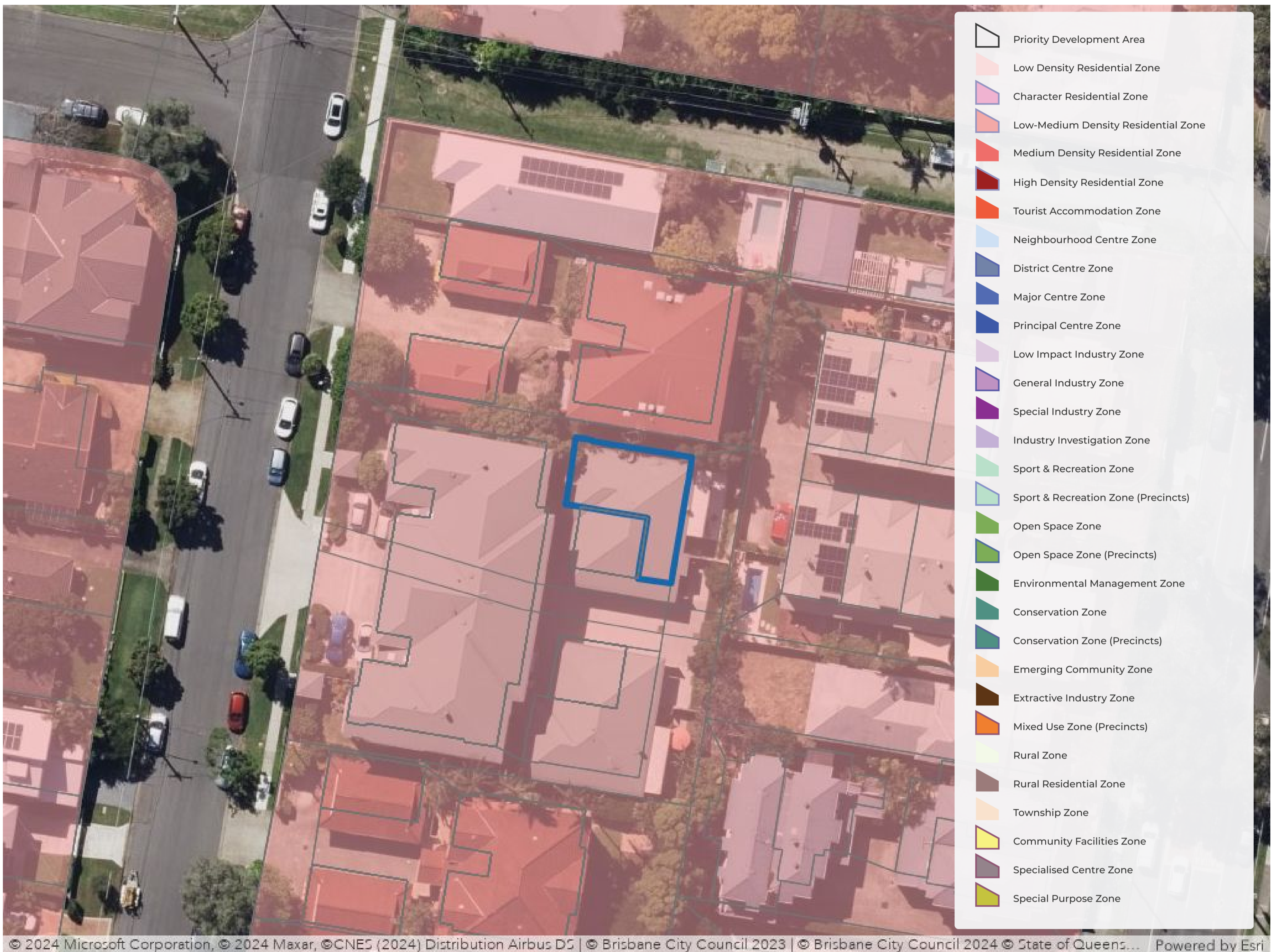
The property is located within 500m of parklands.

YES

## Emergency Services

The property is not located within 500m of an emergency service building.

NO



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**Zone** Low-Medium Density Residential Zone (2 or 3 Storey Mix Precinct)

**Local Plan** Bulimba District Local Plan (N/A - N/A)

## What are Zones and Local Plans?

Every property in Queensland is included in a zone, nominated under a Council planning scheme. The zoning of your property will affect what you can do with it and may be different to your neighbours, as their land may be zoned differently.

Each zone allocates land for different types of land uses. The typical zone categories are residential, commercial, industrial, community facilities and services, rural activities, and environmental and recreation areas, however specific zone categories are identified within a Council planning scheme.

The zone guides the type of land use or type of development that may occur on a site. Some zones have precincts which provide more specific information about the types of development intended for particular locations.

Some properties in Queensland are also included within a local plan, nominated under a Council planning scheme. A local plan sets out specific outcomes for a particular area to manage local environmental factors, social and economic factors, along with the management of population growth.

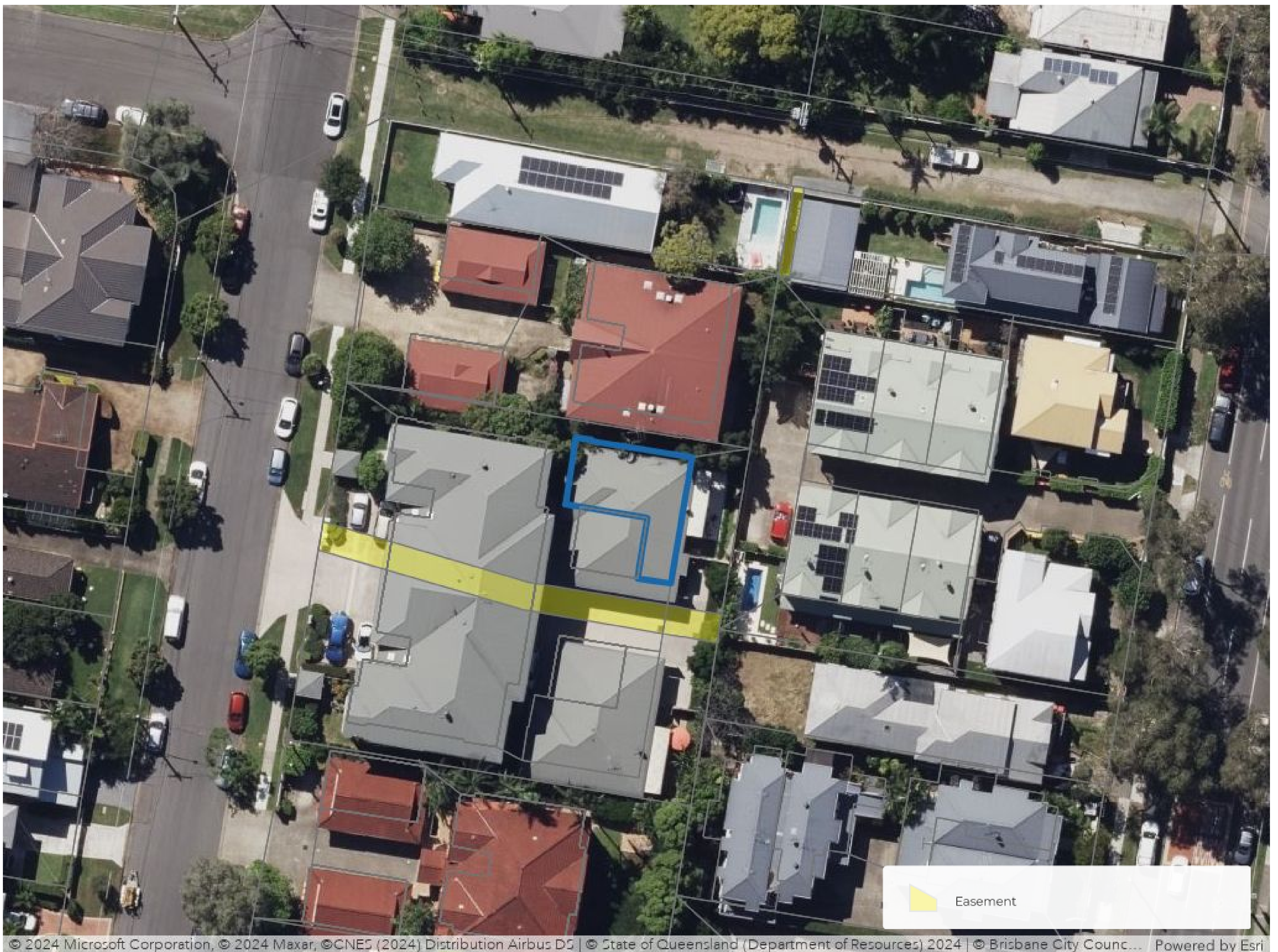
The role of a local plan is to help facilitate economic prosperity, protect character development, provide for open space and facilitate improved infrastructure such as new transport routes.

## Things to Consider:

- ➔ What does the zoning and local plan mean for the property?
- ➔ What land uses are suitable for the applicable zone and/or local plan?
- ➔ What is the maximum building height for the applicable zone and/or local plan?
- ➔ Can the property be subdivided within the applicable zone and/or local plan?
- ➔ If there are conflicting rules between the zone and local plan, which rules take precedence?
- ➔ How does this consideration impact the property?



**Advice from a town planner is recommended to further understand the zone and/or local plan your property is identified within and understand how this may burden or benefit your property and what it means for future potential development.**



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**NO** Easements have not been identified as burdening or benefiting the property

## What is an Easement?

An Easement is a legal right to use a portion of land for a specific purpose. An easement that burdens a portion of land may have restrictions for the landowner and limit the useability of that portion of land.

Easements are generally for the benefit of neighbouring properties for a particular reason (listed below), however there are instances where the benefit of an easement is to a third party which is not a neighbouring property. These are called 'easements in gross' and include third parties such as a Local Government, Queensland Urban Utilities and Energex.

Easements may be required for the following reasons:

- Right of way/access.
- Drainage, sewerage, electricity or other types of infrastructure.
- Encroachments onto another parcel of land.
- Retention of light or air.
- Support of buildings and structures (common walls).
- Shelter (a common property roof).

Easements are registered on the land title document and remains on the land title even if the property is sold.

## Things to Consider:

- ➔ What is the purpose of the easement?
- ➔ Where is the easement located on the property?
- ➔ Does the easement benefit or burden the property?
- ➔ What can be built on the land that the easement encumbers?
- ➔ Who is responsible for the maintenance of the land the easement encumbers?
- ➔ How does this consideration impact the property?



*Advice from a town planner is recommended for a property identified as containing an easement.*



**NO** Heritage protections have not been identified on the property.

## What is Heritage?

Heritage Places and buildings are governed under the Queensland Heritage Act 1992, identifying and protecting particular properties and buildings for varied levels of heritage significance, which are typically one or both of the follow.

**State Heritage Place** refers to a heritage place or a protected area, which has been listed on the Queensland heritage register as a State Heritage Place.

**Local Heritage Place** refers to a place that is of cultural heritage significance for a Local Government Area and is identified as a place of Cultural Heritage Significance in the planning scheme and is generally listed on the Local Council heritage register as a Local Heritage Place.

Heritage Places and buildings are generally protected from demolition and modification to preserve the significance of buildings and neighbourhoods from certain time periods.

## Things to Consider:

- Is the property protected by a Heritage Place?
- What is the significance of the Heritage Place?
- Can the building be demolished or modified?
- What impacts does this have on renovations, extensions or new builds?
- Is approval required for works to a Heritage Place?
- How does this consideration impact the property?



*Advice from a town planner and a heritage architect is recommended for a property identified as a Heritage Place.*



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**YES** Character protections have been identified on the property.

## What is Character?

Character Places and buildings are generally governed under a local planning instrument identifying and protecting particular properties and buildings for varied levels of character significance, which are typically one or several of the follow.

**Traditional Building Character** refers to buildings in streets where there are houses built in or before 1946.

**Pre-1911 Building** refers to buildings built in or before 1911.

**Commercial Building Character** generally refers to traditional buildings utilised for commercial purposes where they contribute to the distinctive architectural character of the city.

Character Places and buildings are generally protected from demolition and modification to preserve the significance of buildings and neighbourhoods from certain time periods.

## Things to Consider:

- Is the property protected by Character Place?
- What is the significance of the Character Place?
- Can the building be demolished or modified?
- What impacts does this have on renovations, extensions or new builds?
- Is approval required for works to a Character Place?
- How does this consideration impact the property?



*Advice from a town planner & a heritage architect is recommended for a property identified as a Character Place.*

 Character - 1946 Imagery

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**YES** Character protections have been identified on the property.

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**Commercial Building Character** generally refers to traditional buildings utilised for commercial purposes where they contribute to the distinctive architectural character of the city.

Character Places and buildings are generally protected from demolition and modification to preserve the significance of buildings and neighbourhoods from certain time periods.

## Things to Consider:

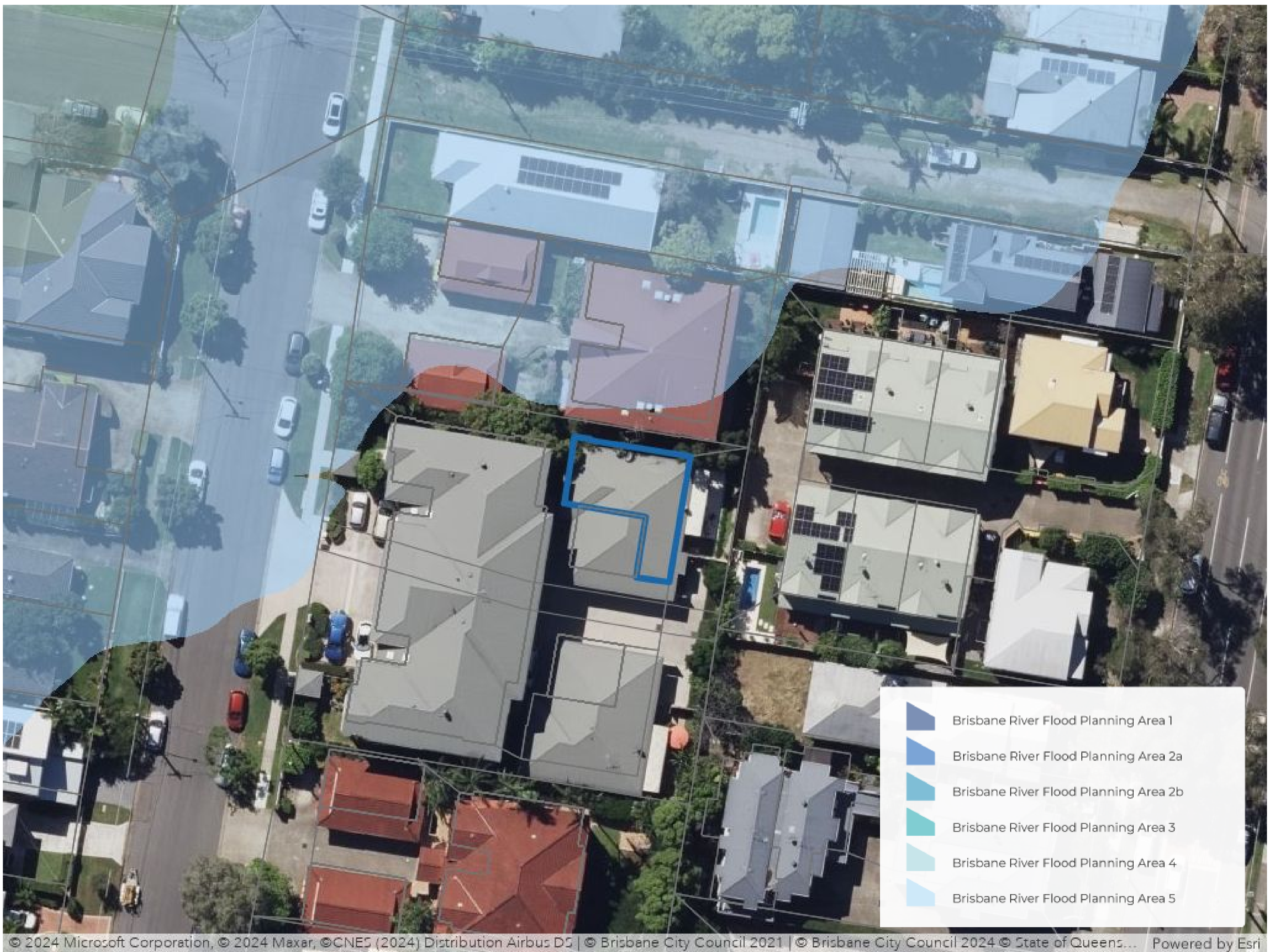
- Is the property protected by Character Place?
- What is the significance of the Character Place?
- Can the building be demolished or modified?
- What impacts does this have on renovations, extensions or new builds?
- Is approval required for works to a Character Place?
- How does this consideration impact the property?



*Advice from a town planner & a heritage architect is recommended for a property identified as a Character Place.*



## Flood Risk (River)



**NO** The property is not subject to the risk of potential flooding.

### What are Flood Risk (River)

Flood Risk refers to the possibility that a property will flood based on flood modelling produced by local and state governing authorities. The flood model identifies potential flood risk areas, their source and the frequency of the flood event.

**River flooding** refers to widespread, prolonged rain falls over river catchment areas, causing excess water flows to burst riverbanks, causing flooding.

Council's Flood Planning Areas (FPAs) outline development requirements for a property based on flood likelihood, depth and velocity.

Flooding may restrict what can be done on a property and in some instances prohibit further development.

Approval is generally required from a Local Government Authority or a State Government Authority for subdividing, building or any types of works are proposed within a flood prone area.

### Things to Consider:

- Is the property subject to flood risk?
- What type of flood risk is the property prone to?
- What is the significance of the flood risk to the property?
- What can be built in a flood prone area?
- Can the flood risk be mitigated?
- How does this consideration impact the property?



*Advice from a town planner and a hydraulic engineer is recommended for a property subject to flood.*





# Flood Risk (Creek)



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**NO** The property is not subject to the risk of potential flooding.

## What are Flood Risk (Creek)

Flood Risk refers to the possibility that a property will flood based on flood modelling produced by local and state governing authorities. The flood model identifies potential flood risk areas, their source and the frequency of the flood event.

**Creek/Waterway Flooding** refers to widespread, prolonged rain falls over creek catchment areas, causing excess water flows to burst creek banks, causing flooding.

Council's Flood Planning Areas (FPAs) outline development requirements for a property based on flood likelihood, depth and velocity.

Flooding may restrict what can be done on a property and in some instances prohibit further development.

Approval is generally required from a Local Government Authority or a State Government Authority for subdividing, building or any types of works are proposed within a flood prone area.

## Things to Consider:

- Is the property subject to flood risk?
- What type of flood risk is the property prone to?
- What is the significance of the flood risk to the property?
- What can be built in a flood prone area?
- Can the flood risk be mitigated?
- How does this consideration impact the property?



*Advice from a town planner & a hydraulic engineer is recommended for a property subject to flood.*



# Flood Risk (Overland Flow)



**NO** The property is not subject to the risk of potential flooding.

## What are Flood Risk (Overland Flow)

**Overland Flow Flooding** refers to the excess rainfall runoff from homes, driveways and other surfaces either before it enters a creek or stream, or after rising to the surface naturally from underground or the overflow of stormwater drains.

Low Impact Area  
This type of overland flood is considered irregular. There is a 1 in 100 chance (1% likelihood) of flooding occurring in any year.

Medium Impact Area  
This type of overland flood is considered irregular. There is a 1 in 50 chance (2% likelihood) of flooding occurring in any year.

High Impact Area  
This type of overland flood is considered irregular. There is a 1 in 20 chance (5% likelihood) of flooding occurring in any year.

Approval is generally required from a Local Government Authority or a State Government Authority for subdividing, building or any types of works are proposed within a flood prone area.

## Things to Consider:

- Is the property subject to flood risk?
- What type of flood risk is the property prone to?
- What is the significance of the flood risk to the property?
- What can be built in a flood prone area?
- Can the flood risk be mitigated?
- How does this consideration impact the property?

 *Advice from a town planner & a hydraulic engineer is recommended for a property subject to flood.*



**YES** The property is subject to the risk of potential flooding.

## Flood Awareness

**Flood Awareness** refers to the probability of a flood occurring (annual likelihood) from one or more sources including creek, river and storm tide based on flood modelling produced by local governing authorities.

### Very Low Likelihood (0.05%)

This type of flood is considered a very rare or an extreme event. There is a 1 in 2000 chance (0.05% likelihood) of flooding occurring in any year.

### Low Likelihood (0.2%)

This type of flood is considered rare. There is a 1 in 500 chance (0.2% likelihood) of flooding occurring in any year.

### Medium Likelihood (1%)

This type of overland flood is considered irregular. There is a 1 in 100 chance (1% likelihood) of flooding occurring in any year.

### High Likelihood (5%)

This type of overland flood is considered regular. There is a 1 in 20 chance (5% likelihood) of this type of flooding happening in any year.

## Things to Consider:

- Is the property subject to flood risk?
- What type of flood risk is the property prone to?
- What is the significance of the flood risk to the property?
- What can be built in a flood prone area?
- Can the flood risk be mitigated?
- How does this consideration impact the property?



*Advice from a town planner & a hydraulic engineer is recommended for a property subject to flood.*



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**YES** The property was subjected to historical flooding.

## Historic Flood Events

**Historic Flood Events** refers to the three of Brisbane’s most recent and significant flood events recorded.

### January 1974

The 1974 Brisbane Flood occurred in January following a wet spring. Cyclone Wanda brought intense rainfall to Brisbane forcing the Brisbane River to break its banks. The Brisbane River peaked at 5.5 metres AHD in the Brisbane City on 29 January 1974

### January 2011

The January 2011 Brisbane Flood was a result of heavy rainfall caused by Tropical Cyclone Tasha. The Brisbane River peaked at 4.46 metres AHD in the Brisbane City on 13 January 2011.

### February 2022

The February 2022 Brisbane Flood was the result of a weather event that evolved rapidly seeing the Brisbane Local Government Area experience between 400-1100mm of rainfall from 23 to 27 February 2022. The Brisbane River peaked at 3.85 metres AHD in the Brisbane City on Monday 28 February 2022.

## Things to Consider:

- Is the property subject to flood risk?
- What type of flood risk is the property prone to?
- What is the significance of the flood risk to the property?
- What can be built in a flood prone area?
- Can the flood risk be mitigated?
- How does this consideration impact the property?



*Advice from a town planner & a hydraulic engineer is recommended for a property subject to flood.*



# Biodiversity (State Vegetation)



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**NO** Biodiversity has not been identified on the property.

## What is Biodiversity (State Vegetation)

Biodiversity refers to all of the species of flora and fauna in one region or ecosystem. Biodiversity identifies areas containing flora and fauna, in an attempt to protect and enhance the environmental values in these areas.

**State Regulated Vegetation** refers to remnant ecosystems, which are vegetation communities in a bioregion that have been assigned a vegetation management status based on its current remnant extent.

Endangered status means the area of remnant vegetation is less than 10% of the pre-clearing extent of the regional ecosystem.

Of Concern status means the area of remnant vegetation is 10–30% of the pre-clearing extent of the regional ecosystem.

Least Concern status means the area of remnant vegetation is more than 30% of the pre-clearing extent of the regional ecosystem.

Approval is generally required from a Local Government Authority or a State Government Authority for works involving pruning or removing vegetation within a biodiversity area.

## Things to Consider:

- ➔ Has biodiversity protections been identified on the property?
- ➔ Where is the biodiversity protections located on the property?
- ➔ What types of biodiversity protections have been identified?
- ➔ What is the significance of the biodiversity protections?
- ➔ What impacts does this have on clearing vegetation on the property?
- ➔ How does this consideration impact the property?



*Advice from a town planner and an ecologist is recommended for a property identified as containing biodiversity.*



# Biodiversity (Local Vegetation)



**NO** Biodiversity has not been identified on the property.

## What is Biodiversity (Local Vegetation)

Biodiversity refers to all of the species of flora and fauna in one region or ecosystem. Biodiversity identifies areas containing flora and fauna, in an attempt to protect and enhance the environmental values in these areas.

**Local Regulated Vegetation** refers to areas of ecological significance refer to specific areas of land identified for protection, consolidation and restoration to connect network of habitats across Queensland.

**Significant Landscape Trees** refer to individual trees or groups of trees that are protected by an existing Council issued Vegetation Protection Order Individual Tree (VPO-IT) or Vegetation Protection Order Group of Trees (VPO-GT). Significant landscape trees may also be listed or mapped in an overlay code of the Planning Scheme or within Schedule 2 of the Natural Assets Local Law 2003.

Approval is generally required from a Local Government Authority or a State Government Authority for works involving pruning or removing vegetation within a biodiversity area.

## Things to Consider:

- ➔ Has biodiversity protections been identified on the property?
- ➔ Where is the biodiversity protections located on the property?
- ➔ What types of biodiversity protections have been identified?
- ➔ What is the significance of the biodiversity protections?
- ➔ What impacts does this have on clearing vegetation on the property?
- ➔ How does this consideration impact the property?



*Advice from a town planner and an ecologist is recommended for a property identified as containing biodiversity.*



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**NO** Biodiversity has not been identified on the property.

## What is Biodiveristy (NALL)

Natural Assets Local Law (NALL) is a specific local law applicable only to Brisbane City Council local government area, which identify biodiversity areas protected under this local law and includes the following categories:

**Significant Native Vegetation** refers to specific native plant species that are unique to the region and state, such as "Hoop Pines" or "Melaleuca wetlands" that provide unique and valuable habitat for fauna species.

**Significant Urban Vegetation** refers to the protection of vegetation, both native and exotic, on private property that is generally mature and/or prominent in the landscape, or has specific historical or cultural value in Brisbane.

**Waterway and Wetland Vegetation** provide important linkages between habitat areas for native wildlife and help maintain water quality and can be natural or man-made.

**Council Vegetation** refers to street trees, vegetation in natural areas and trees in parks.

Approval is generally required from a Local Government Authority or a State Government Authority for works involving pruning or removing vegetation within a biodiversity area.

## Things to Consider:

- Has biodiversity protections been identified on the property?
- Where is the biodiversity protections located on the property?
- What types of biodiversity protections have been identified?
- What is the significance of the biodiversity protections?
- What impacts does this have on clearing vegetation on the property?
- How does this consideration impact the property?



*Advice from a town planner and an ecologist is recommended for a property identified as containing biodiversity.*



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**NO** The property is not identified within a Koala Habitat Area.

## What is Koala Habitat?

Koala Habitat refers to suitable koala habitat areas based on modelling of biophysical measures, suitable vegetation for food and shelter.

**Koala Priority Areas** are large, connected areas that focus habitat protection, habitat restoration and threat mitigation to areas that have the highest likelihood of safeguarding koala populations in South East Queensland.

**Core Koala Habitat Areas** represent the best quality koala habitat areas, based on modelling of biophysical measures including climate, suitable vegetation for both food and shelter, and koala sighting records.

**Locally Refined Koala Habitat Areas** contain locally important mature vegetation for koalas, including some areas previously protected under local government planning schemes.

**Koala Broad-Hectare Areas** consist of areas with established committed development areas (including declared master planned areas).

Interfering with core and locally refined koala habitat areas within koala priority areas is prohibited under the planning regulations, subject to certain exemptions.

## Things to Consider:

- Has koala habitat areas been identified on the property?
- Where is the koala habitat located on the property?
- What types of koala habitat protections have been identified?
- What is the significance of the koala habitat identified on the property?
- What impacts does this have on clearing vegetation on the property?
- How does this consideration impact the property?



*Advice from a town planner and an ecologist is recommended on a property identified as containing koala habitat.*





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**NO** The property is not subject to the risk of potential coastal hazards.

## What are Coastal Hazards?

Coastal Hazards refers to areas at risk to projected sea level rise and an increase in cyclone intensity, which is determined using the Queensland Governments Coastal Hazard Technical Guide and includes a 0.8m sea level rise by 2100 due to the impact of climate change.

**Coastal Management District** is a coastal area that is considered to need protection or management, especially with respect to the area's vulnerability to erosion, value in maintaining or enhancing coastal resources or for planning and development of the area.

**Storm Tide Inundation** refers to storm surges that are caused when extreme storm system and strong onshore winds force sea levels to rise above normal levels. This can also cause erosion of coastlines, which can affect waterfront properties and can cause the inundation of low-lying land on the coast, resulting in damage to the natural and built environments.

**Erosion Prone Areas** refers to an area of the coastline that is considered to be vulnerable to coastal erosion and permanent inundation by the sea over a nominated 100-year planning period. Erosion can be a result of storm impact and long-term trends including sediment supply deficit and channel migration and permanent inundation due to sea level rise.

## Things to Consider:

- Is the property within a coastal hazard area?
- What type of coastal hazard is the property prone to?
- What is the significance of the coastal hazard to the property?
- What can be built in a coastal hazard area?
- Can the coastal hazard be mitigated?
- How does this consideration impact the property?



*Advice from a town planner and a hydraulic engineer is recommended for a property identified within a coastal hazard area.*



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**NO** Waterways/wetlands have not been identified on the property.

## What are Waterways & Wetlands?

Waterways refer to waterway corridors which facilitate waterway health, flood storage, riparian biodiversity, water quality, wildlife movement and habitat connectivity.

**Citywide Waterway Corridor** sub-category protects and contributes towards the natural functions of the corridors as connections between the catchment headwaters to the Brisbane River or Moreton Bay, as connectors of public open spaces and key destinations throughout the city and as a series of green networks for terrestrial and aquatic biodiversity.

**Local Waterway Corridor** sub-category protects and contributes towards the natural functions of the corridor and minimises impervious surfaces.

**Wetlands** refer to ecosystems that are wet for a period of time and can include swamps, marshes, billabongs, lakes, saltmarshes, mudflats, mangroves, coral reefs, fens and peat bogs.

Water in wetlands can be still or flowing and can even be underground (i.e. Atherton Tableland). Wetlands support Queensland's primary industries such as saltmarsh, mangrove and seagrass wetlands provide nurseries for fish and seafood to grow. Some wetlands also provide water for irrigation and farm animals.

## Things to Consider:

- ➔ Is the property subject to Waterways and/or Wetlands?
- ➔ What type of Waterways and/or Wetlands is the property prone to?
- ➔ What is the significance of the Waterways and/or Wetlands to the property?
- ➔ What can be built in a Waterways and/or Wetlands area?
- ➔ Can the Waterways and/or Wetlands be mitigated?
- ➔ How does this consideration impact the property?



*Advice from a town planner and a hydraulic engineer is recommended for a property identified within a coastal hazard area.*



**NO** The property is not subject to the risk of potential bushfire.

## What is Bushfire Risk?

Bushfire Risk is governed under the State Planning Policy 2017, which provides guidelines to manage the risk of bushfire across Queensland.

Bushfire Risk refers to properties that are susceptible to bushfires. Bushfires are generally caused by high temperatures and longer fire seasons, which increases the likelihood of bushfires and restricts the opportunity for hazard reduction, such as backburning.

Bushfire susceptibility is generally categorised within a bushfire hazard area, potential bushfire intensity and calculated buffer areas utilised for the management and prevention of bushfire risk to properties.

There are various types and levels of bushfire risk that may dictate the design of a building or structure including types of materials used, proximity to a water source and evacuation plans.

Approval is generally required from a Local Government Authority for any buildings or works on land identified with a bushfire risk.

## Things to Consider:

- Is the property subject to bushfire risk?
- What category of bushfire risk is the property prone to?
- What is the significance of the bushfire risk to the property?
- What can be built in a bushfire risk area?
- Can the bushfire risk be mitigated through design?
- How does this consideration impact the property?



*Advice from a town planner & a bushfire consultant is recommended for a property subject to bushfire.*



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**NO** The property is not identified as steep land and/or possible risk of landslide.

## What is Steep Land?

Steep Land refers to steep sloping land and susceptibility to landslide risk. Steep land modelling has been produced by local and state governing authorities to identify land with steep slopes and unstable land occurring when the inherent strength of the soil or weathered rock is too weak, causing landslides. Landslides refer to the movement of a mass of rock or debris down a slope of land.

Steep slopes are generally categorised into risk types utilised for the identification and management of properties with steep land, which may be unsuitable for development.

Buildings or works on land with susceptibility to landslide risk typically require advice from a geotechnical engineer to determine the landslide risk level and what is required to stabilise the land for development.

Approval is generally required from a Local Government Authority for any buildings or works on land with susceptibility to landslide risk.

## Things to Consider:

- Is the property located on steep land?
- Is the property susceptible to landslide risk?
- Where is the steep land and/or landslide risk located?
- How does this affect what can be built on the property?
- Can the steep land and/or landslide risk be mitigated?
- How does this consideration impact the property?



**Advice from a town planner & a geotechnical engineer is recommended for a property subject to a steep plan or landslide risk.**



# Noise Impact



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**NO** Noise impacts have not been identified on the property.

## What are Noise Impacts?

Noise Impact refers to a designated transport noise corridor, which can be a state-controlled road, major local government road or a railway that has been designated and gazetted by the state or a local government under the Building Act 1975.

There are five noise categories ranging from zero (0) to four (4), which represent the least exposed to transport noise to the most exposed respectively. The categories are based on noise levels at a given distance from the road or rail and are set irrespective of topography or mediating structures such as fences or other houses.

Approval is generally required from a Local Government Authority or a State Government Authority for any building or works within a property affected by noise from a transport noise corridor and/or a railway noise corridor.

## Things to Consider:

- Is the property subject to noise impacts?
- What is the source of the noise impacts?
- What is the significance of the noise impacts?
- How do noise impacts affect renovations, extensions or new builds?
- How can noise impacts be mitigated?
- How does this consideration impact the property?



*Advice from a town planner & an acoustic engineer is recommended for a property subject to noise impacts.*



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**NO** Odour Impacts have not been identified on the property.

## What are Odour Impacts?

Odour Impact refers to the air pollution emitted from various sources including transportation, service stations and sewer treatment plants. The severity of the odour impact is relative to the proximity of the odour source(s) to the property.

State and local government policies identify buffers to odour sources to protect the health and wellbeing of occupants from the exposure to air pollution emissions. The redevelopment of a property affected by odour impacts, require best practice built form and landscape design elements to maximise wind movement around buildings and the dispersion of air pollutants.

Approval is generally required from a Local Government Authority or a State Government Authority for any building or works within a property affected by odour impacts.

## Things to Consider:

- Is the property subject to odour impacts?
- What is the source of the odour impacts?
- What is the significance of the odour impacts?
- How do odour impacts affect renovations, extensions or new builds?
- How can the odour impacts be mitigated?
- How does this consideration impact the property?

 *Advice from a town planner and an environmental engineer is recommended for a property subject to odour impacts.*



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**YES** Sewer Infrastructure has been identified on the property.

## What is Sewer Infrastructure?

Sewer Infrastructure generally refers to sewer property connections, sewer mains and sewerage treatment plants.

A sewer property connection services an individual property, taking sewerage from the property to the sewer main network. Sewer mains are a network of pipes that transports sewerage to the sewerage treatment plant.

The sewer main network is maintained by local authority and commonly accessed from sewer manholes. A sewer manhole is a sealed chamber attached to a sewer main providing access for the local authority to inspect, test and clear blockages and obstructions in the sewer pipes.

Manholes are fitted with removable covers and must be easily accessible at all times. In some instances, sewer infrastructure may be covered by an easement giving rights to the local authority for access and maintenance.

Approval is generally required from a Local Government Authority, State Government Authority or Distributor Retailer for any works to or near sewer infrastructure on a property.

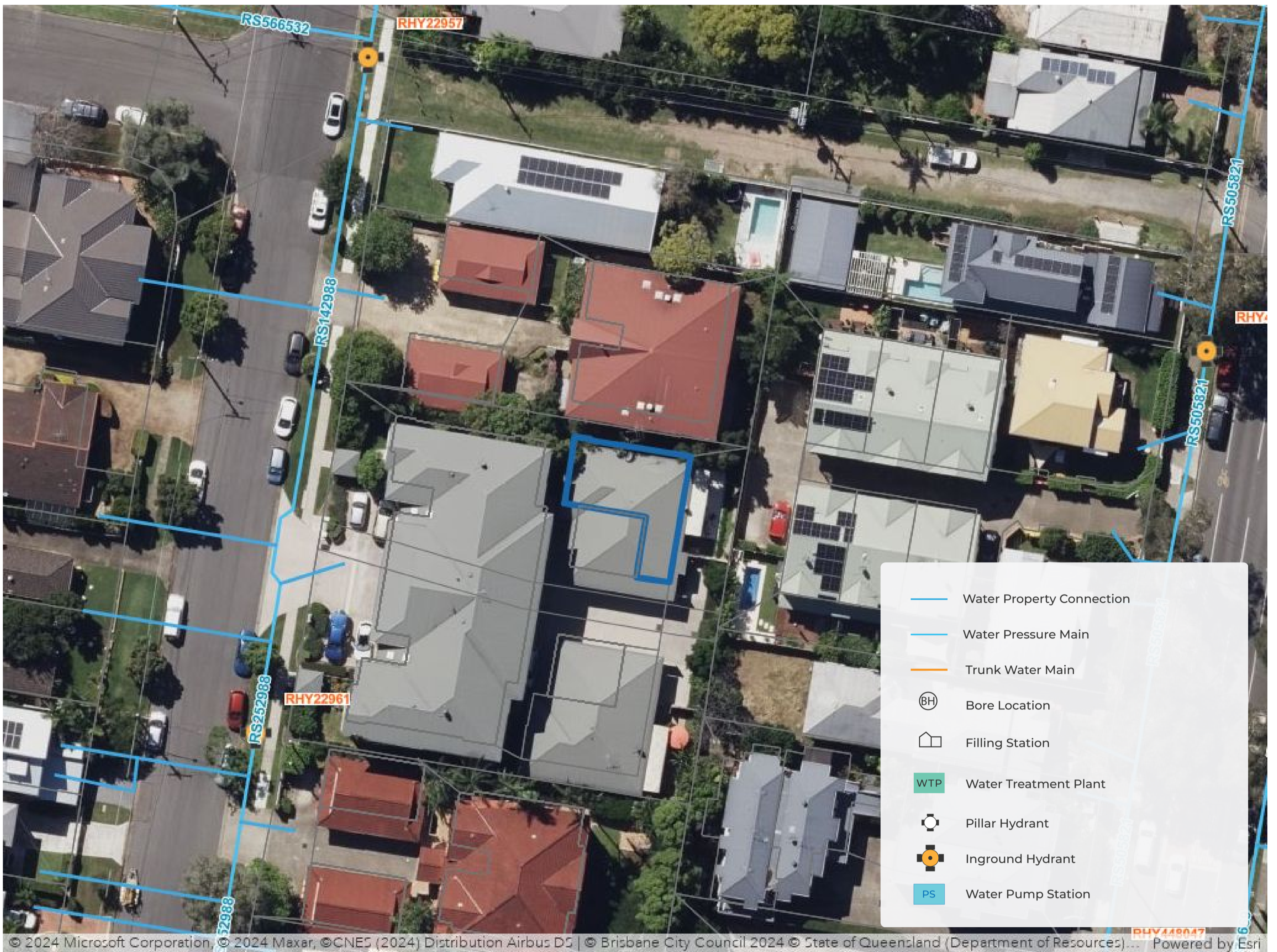
## Things to Consider:

- ➔ Has sewer infrastructure been identified on the property?
- ➔ Where is the sewer infrastructure located on the property?
- ➔ Is there are sewer connection available to the property?
- ➔ What impacts does this have on renovations, extensions, new builds or redevelopment?
- ➔ What can be built over or near the identified sewer infrastructure?
- ➔ How does the sewer infrastructure impact the property?

 *Advice from a town planner and a civil engineer is recommended for a property subject to sewer infrastructure.*



# Water Infrastructure



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**NO** Water Infrastructure has not been identified on the property.

## What is Water Infrastructure?

Water Infrastructure generally refers to water property connections, water mains and water metres. Water infrastructure is commonly known as town water and is a network of water supply that provides running water to households across Australia.

A water property connection services an individual property, providing water supply to the property from the water main network.

Water meters are an essential monitoring tool to record water usage and can also be useful when checking for leaks and diagnosing other supply issues. Water meters are usually located on the Council nature strip outside your property and will be set in the ground in a blue or black box.

In some instances, water infrastructure may be covered by an easement giving rights to the local authority for access and maintenance.

Approval is generally required from a Local Government Authority, State Government Authority or Distributor Retailer for any works to or near water infrastructure on a property.

## Things to Consider:

- ➔ Has water infrastructure been identified on the property?
- ➔ Where is the water infrastructure located on the property?
- ➔ Is there are water connection available to the property?
- ➔ What impacts does this have on renovations, extensions, new builds or redevelopment?
- ➔ What can be built over or near the identified water infrastructure?
- ➔ How does the water infrastructure impact the property?



*Advice from a town planner & a civil engineer is recommended for a property subject to water infrastructure.*





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**NO** Stormwater Infrastructure has not been identified on the property.

## What is Stormwater Infrastructure?

Stormwater Infrastructure generally refers to stormwater drains, stormwater pits, swale drains, detention and bio-retention basins and many other forms of drainage devices.

This infrastructure is utilised to capture, convey and treat rainwater that runs off impervious or pervious surfaces such as roofs, roads, pavements parks and open spaces to a lawful point of discharge.

Stormwater drainage is an essential infrastructure that ensures protection to the property from heavy rainfall from significant weather events and prevention from water backflow.

In some instances, stormwater infrastructure may be covered by an easement giving rights to the local authority for access and maintenance.

Approval is generally required from a Local Government Authority, State Government Authority or Distributor Retailer for any works to or near stormwater infrastructure on a property.

## Things to Consider:

- ➔ Has stormwater infrastructure been identified on the property?
- ➔ Where is the stormwater infrastructure located on the property?
- ➔ Is there a lawful point of stormwater discharge available to the property?
- ➔ What impacts does this have on renovations, extensions, new builds or redevelopment?
- ➔ What can be built over or near the identified stormwater infrastructure?
- ➔ How does the stormwater infrastructure impact the property?



*Advice from a town planner, a civil engineer and hydraulic engineer is recommended for a property subject to stormwater infrastructure.*

# Electricity Infrastructure



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**NO** Electricity Infrastructure has not been identified on the property.

## What is Electricity Infrastructure?

Electricity Infrastructure generally refers to the distribution of electricity from the supply network grid. The infrastructure that distributes electricity from the network grid to the properties include: power lines, cables, substations and transformers.

Electricity infrastructure supply can be provided to the properties through underground conduits or overhead powerlines.

This is important to understand as the type and location of the electricity infrastructure in relation to the property can affect renovations, extensions, new builds or redevelopments.

In some instances, electricity infrastructure may be covered by an easement giving rights to the local authority or Energy provider for access and maintenance. Approval is generally required from a Local Government Authority, State Government Authority or Distributor Retailer for any works to or near electricity infrastructure on a property.

## Things to Consider:

- Has electricity infrastructure been identified on the property?
- Where is the electricity infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impacts does this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified electricity infrastructure?
- How does the electricity infrastructure impact the property?



*Advice from a town planner and an electrical engineer is recommended for a property subject to electricity infrastructure.*

**YES**

Land Contours at intervals of 1 metre are shown on the property, illustrating the topography of the land.

## Land Contours

Land Contours illustrates the elevation differences across the properties land, in regular intervals, from the lowest point to the highest point. Contour lines join points at the same elevation. The closer together the contour lines are, the steeper the section. The further apart the lines are, the shallower the rise or fall of the terrain. Elevation data is essential for planning your home or any building construction projects.



*Advice from a town planner and surveyor is recommended in relation to contours and what it means for your property and any potential future development.*



# Public Transport



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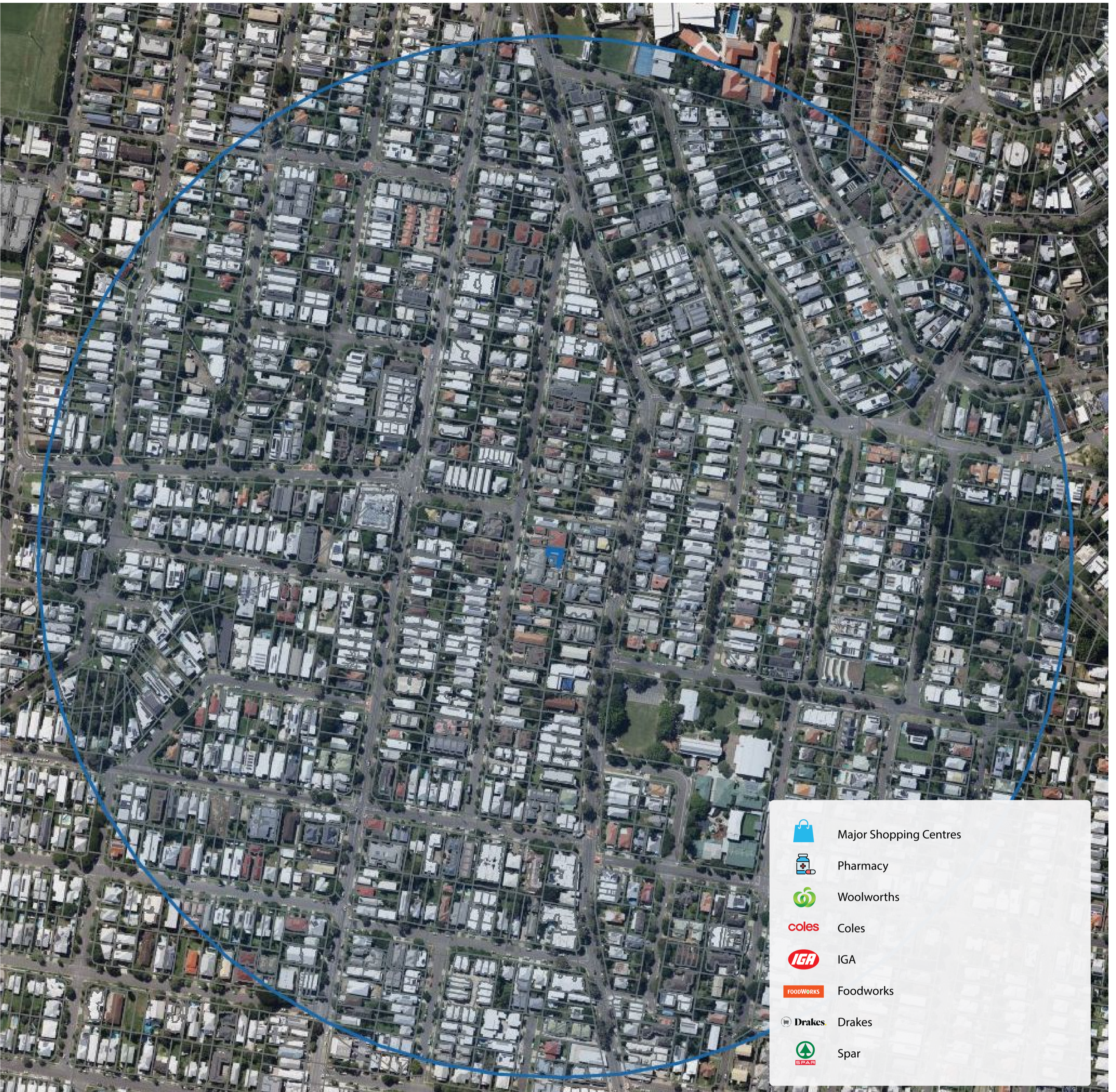
**YES** The property is located within 500m of public transport.

## Proximity to Public Transport

Public Transport includes bus stops, bus interchanges, railway stations and ferry terminals. When a property is within certain proximities of a public transport stop, there may be benefits or burdens for future development potential of the property. We note, parking permit areas are also identified on this map and provide restrictions for on street parking in these areas, which may affect your property.

 *Advice from a town planner is recommended for a property within 500m of public transport to determine how this may burden or benefit your property and potential development.*

# Shopping Centre




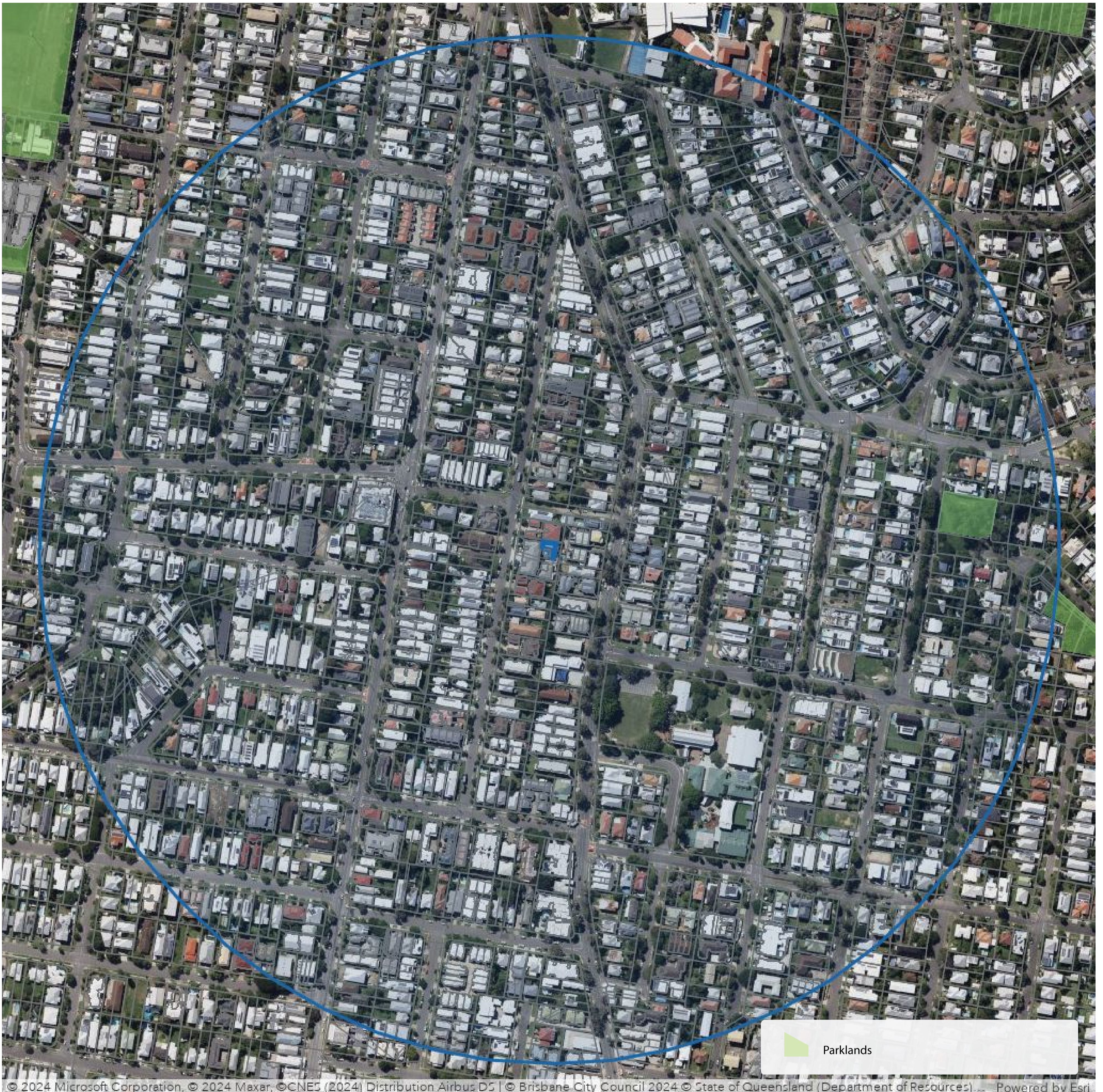
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**NO** The property is not located within 500m of a shopping centre.

## Proximity to Shopping Centres

Shopping Centres refers large scale shopping centres such as Westfield complexes or shopping malls. When a property is within certain proximities of a shopping centre, there may be benefits or burdens for future development potential of the property.

 *Advice from a town planner is recommended for a property within 500m of shopping centres to determine how this may burden or benefit your property and potential development.*



**YES** The property is located within 500m of parklands.

## Proximity to Parklands

Parklands refer public parklands that could be existing parkland or future planned parkland. Different types of parklands include linear corridor parkland, local or district recreational parkland, sporting fields, larger regional parklands, bushland or reserves. When a property is within certain proximities of parklands, there may be benefits or burdens for future development potential of the property.



*Advice from a town planner is recommended for a property within 500m of parklands to determine how this may burden or benefit your property and potential development.*



**NO** The property is not located within 500m of an emergency service building.

## Proximity to Emergency Services

Emergency Services includes Public Hospitals, Private Hospitals, Fire Stations, Police Stations and Police Beats. When a property is within certain proximities of an emergency services building, there may be benefits or burdens for future development potential of the property.



*Advice from a town planner is recommended for a property within 500m of emergency services to determine how this may burden or benefit your property and potential development.*

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