



HOMESNOOP
PROPERTY REPORTS

PROPERTY REPORT

**68 Fairfield Road
Fairfield QLD**



Market insights



Council zoning



Easements



Character and heritage



Flooding



Bushfire



Protected vegetation



Utilities



Lifestyle



HOW TO USE THIS REPORT

This report is aimed at giving property buyers a fast, easy and accessible way to understand any potential considerations for a property they are interested in purchasing. We use data from local, state and federal government organisations, utilities companies and other resources. This data is collated, analysed by our system, and presented in a way which is easy to understand. This report covers topics including planning and development, environment, utilities, roads and rail, and living. If considerations are identified for a property, they should be taken as items to be further investigated with the assistance of a professional (usually a town planner, building certifier or solicitor).

RATINGS INFORMATION



An information icon either indicates information about the property that is not applicable to be given a rating, or general information not related to the specific property.



A green icon indicates that Homesnoop has not identified any considerations for the property for that particular item. Items with a green rating should have no impact on future development or quality of life at the property.



A yellow icon indicates that Homesnoop has identified a potential consideration for the property. This may include limitations on future development, quality of life and/or financial considerations. If a yellow rating exists for some aspect of a property, we recommend undertaking further research as needed. Engaging a professional to help you understand the potential impact may also be useful.

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We are always looking to improve our reports. If you notice any issues with your report, or want to request new content, please contact us at hello@homesnoop.com.au and we will get back to you promptly.



PROPERTY SUMMARY

Selected lot/s: 13RP37192

Total area: 405 m2

Zone/s: Character residential (Infill housing)

State school catchments: Dutton Park SS and Yeronga SHS

RATINGS SUMMARY



Flooding - Overall Risk - Indicates overall flood risk from all sources.

Flooding - Historic - Shows if the property was affected by any of the 1974, 2011 or 2022 floods.

Rail Noise - Noise from nearby railway lines and potential effects on building requirements.

Road Noise - Noise from nearby main roads and potential effects on building requirements.

Regulated Parking - Areas which may have parking time limits and require resident permits.

Flooding - River - Indicates flood risk from the Brisbane river.

Sewer Infrastructure - Location of sewer infrastructure such as manholes or buried pipes.

Traditional Building Character - Properties that must maintain traditional character in streets where there are houses built in or before 1946.

Transport Air Quality - Indication of potential air quality issues due to large traffic volumes.



Historic Bushfires - Shows if any bushfires have previously burned near the property.

Biodiversity Areas - Areas of biodiversity value with potential development restrictions.

Bushfire - Bushfire risk categories and potential effects on building requirements.

Coastal Hazards - Risk from coastal hazards such as rising sea levels and coastal erosion.

Flooding - Creek/Waterway - Indicates flood risk from creeks or waterways.

Heritage - Identification of any heritage protections for the property.

Landslides - Landslide risk and potential effects on building requirements.

Flooding - Overland Flow - Run-off that travels over the land during heavy rainfall events.

Protected Vegetation - Significant urban vegetation or similar that may be protected against removal.

Significant Landscape - Significant trees or similar that likely cannot be removed.

Stormwater Infrastructure - Location of stormwater infrastructure such as manholes or pipes.

Water Infrastructure - Location of water infrastructure such as buried pipes.

Easements - Locations of easements on the property, such as for shared access or buried pipes.

Electricity Infrastructure - Location of electricity infrastructure such as poles and power lines.



MARKET INSIGHTS



PROPERTY INFORMATION



3



2



1



-



405m²

Features: air conditioning, balcony/deck



SALE AND RENTAL HISTORY

Date	Activity	Price	Details
13 Feb 2019	For rent	\$690	Agency: Propertyman - South Brisbane.
01 Feb 2019	Sold (view listing)	\$570,000	Agency: McGrath Paddington. Days on market: 77.
01 Nov 2006	Sold	\$383,900	Agency: RW Moorooka.
10 Mar 2004	Sold	\$315,000	Agency: RW Annerley. Days on market: 32.
21 May 2002	Sold	\$259,000	Agency: RE/MAX Colonial.
13 May 1998	Sold	\$115,000	

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SALE AND RENTAL ESTIMATE

Automated price and rental estimates are a useful data-point as part of the property research process. However, they should always be checked via a comprehensive Comparative Market Analysis (CMA). Price and rental estimates are less accurate when there is little available information for the property, it has not been sold in a long time, or it has undergone significant renovations since it was last sold.

VALUATION ESTIMATE

LOW MID HIGH
\$950k — **\$1.1M** — \$1.25M

High confidence

+\$530k (93.0%) since last sold in February
2019

10.9% compound annual growth rate
(CAGR) since last sold

RENTAL ESTIMATE

\$520 — \$720 per week

Estimated 2.97% yield

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SUBURB INSIGHTS

Property type: House Suburb: Fairfield, QLD

24

Days on market

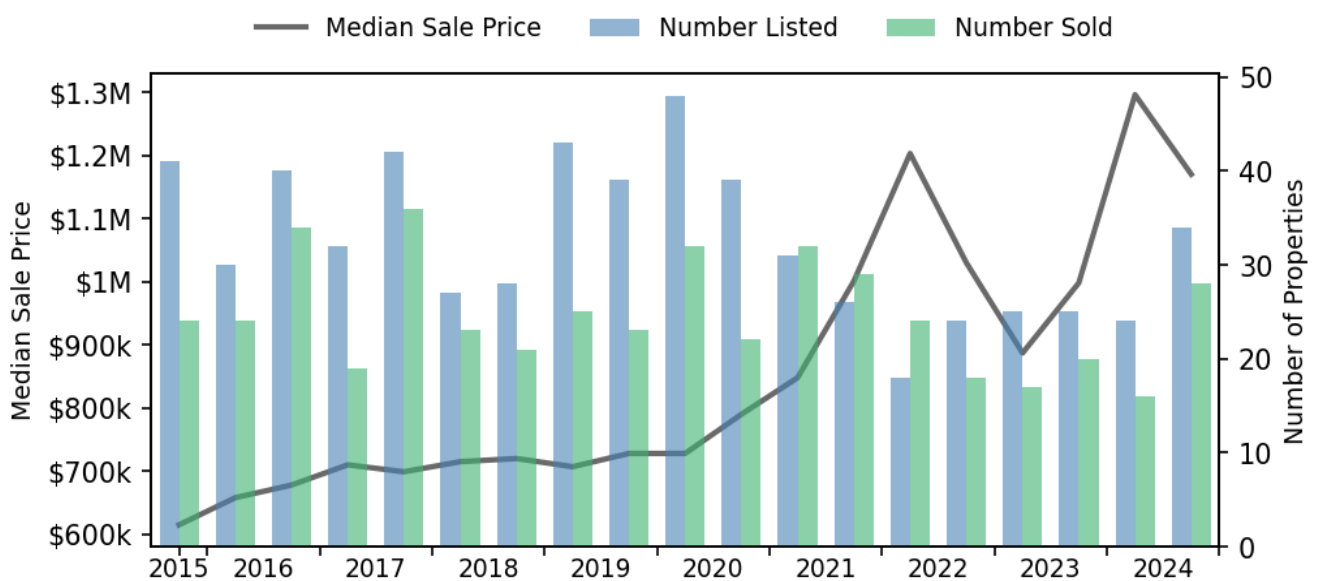
\$1.17M

Median sale price

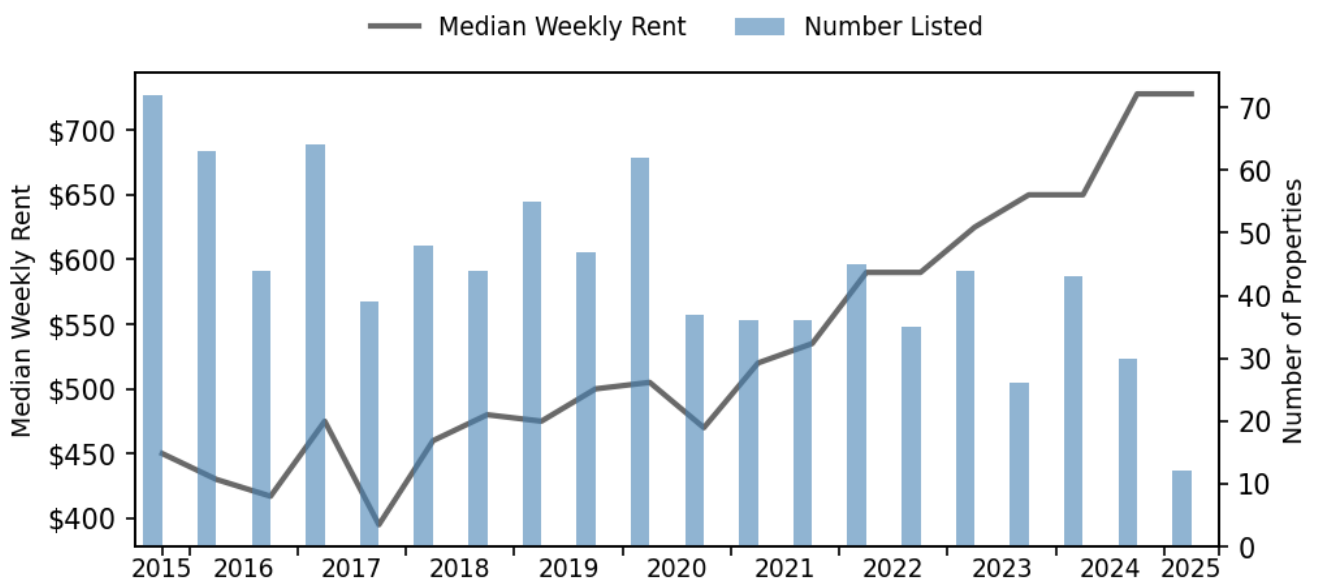
\$728

Median rent price

SALES TRENDS (HALF-YEARLY)



RENTAL TRENDS (HALF-YEARLY)



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NEARBY PROPERTIES FOR SALE

Understanding properties currently for sale in the local area can offer insight into market supply and pricing trends, and assist in evaluating how the subject property compares in terms of value, presentation, size, and features.



Auction

34 Brisbane Corso, Fairfield (300m away)

Listed: 29/05/2025 (3 days ago)

[View listing](#)

3 **1** **2** **647m²**

Features: air conditioning



CONTACT AGENT

126 Victoria Street, Fairfield (600m away)

Listed: 10/02/2025 (111 days ago)

[View listing](#)

3 **2** **5** **759m²**

Features: pool, air conditioning, secure parking, shed, ensuite, balcony/deck



For Sale by Negotiation

18 Newcastle Street, Fairfield (700m away)

Listed: 03/02/2025 (118 days ago)

[View listing](#)

3 **2** **3** **607m²**

Features: air conditioning, secure parking, rainwater tank, solar panels



Auction

119 Mildmay Street, Fairfield (800m away)

Listed: 28/05/2025 (4 days ago)

[View listing](#)

3 **1** **0** **807m²**

Features: secure parking

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NEARBY PROPERTIES FOR RENT

Understanding properties currently listed for rent in the local area can provide valuable insight into the rental market and assist in assessing how the property compares in terms of rental value, size, condition, and features.






\$770 Per Week

10/11 Cottenham Street, Fairfield (100m away)

Listed: 27/05/2025 (5 days ago)

[View listing](#)

 **3**  **2**  **1**

Features: air conditioning




\$790/week

21 Castle St, Fairfield (800m away)

Listed: 22/05/2025 (10 days ago)

[View listing](#)

 **3**  **2**  **3**

Features: air conditioning, secure parking



\$640 per week

200 Cracknell Road, Tarragindi (2.3km away)

Listed: 28/05/2025 (4 days ago)

[View listing](#)

 **3**  **1**  **0**

Features: rainwater tank



\$725pw. Family Home , Huge

16 Toohey Avenue, Greenslopes (2.7km away)

Listed: 29/05/2025 (3 days ago)

[View listing](#)

 **3**  **1**  **2**

Features: air conditioning, study

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NEARBY SOLD PROPERTIES

Understanding properties that have recently sold in the local area can provide valuable insight into current market performance and assist in assessing how the subject property compares in terms of size, condition, and features.



\$1,070,000

27 Mearns Street, Fairfield (400m away)

Sold: 24/01/2025 (128 days ago)

[View listing](#)

3 **1** **2** **326m²**

Features: air conditioning, secure parking, balcony/deck



\$1,135,000

13 Stimpson Street, Fairfield (100m away)

Sold: 13/02/2025 (108 days ago)

[View listing](#)

3 **4** **2** **453m²**

Features: secure parking, study, ensuite, solar panels, balcony/deck



\$1,150,000

15 Glena Street, Fairfield (300m away)

Sold: 28/02/2025 (93 days ago)

[View listing](#)

3 **2** **2** **300m²**

Features: air conditioning



\$1,175,000

116 Fairfield Road, Fairfield (300m away)

Sold: 18/04/2025 (44 days ago)

[View listing](#)

3 **1** **1** **630m²**

Features: air conditioning, secure parking, study, rainwater tank

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PLANNING & DEVELOPMENT



PROPERTY ZONING

Property zoning is a system that local governments use to control how land can be used within a specific area. The goal of zoning is to separate different types of land use, such as residential, commercial, and industrial, to prevent conflicts and promote orderly development. Each property is assigned to a specific zoning district which determines the permitted use of that land. For example, a residential zoning district would typically allow for the construction of houses, apartments, and other types of housing, while a commercial district would allow for businesses such as shops and restaurants.

PROPERTY INFORMATION



This property is in the CR2 - Infill housing zone. Development provides for low density suburban and inner-city living through the development of predominantly 1 or 2 storey dwelling houses comprising primarily of existing houses built in 1946 or before and infill housing that incorporates any housing built in 1946 or before in the development.

The zone of your property is important, as it significantly impacts what future development can be undertaken. Similarly, the zoning of the nearby area should be thoroughly considered. This will dictate the development that is allowed to be undertaken in your neighbourhood, potentially impacting your future enjoyment of the property. To find out more, visit qld.gov.au/knowyourzone or contact the local council.





EASEMENTS

An easement is a legal right for a person or company to use a portion of someone else's land for a specific purpose. The owner of the land still retains ownership, but the easement holder has the right to use the land for the specified purpose. Reasons for easements on residential property include shared driveways, underground utilities, drainage and overland flow paths. Typically easements cannot be built upon as it would obstruct access to the easement holder. As such, the size and location of any easements on a property must be carefully considered when planning any future development work.

PROPERTY INFORMATION



This property does not appear to be subject to any easements.



A title search serves as the source of truth for any easements (as well as other potential encumbrances such as bank mortgages). Always perform a title search prior to purchasing a property. Your solicitor will be able to undertake this on your behalf.





HERITAGE

Heritage development restrictions are put in place to protect and conserve the city's cultural and historical heritage. These restrictions are intended to ensure that any development or alterations to heritage listed properties are carried out in a way that respects and preserves their heritage significance. Development restrictions may apply to a range of activities, including building, altering, demolishing, or moving a building or structure, and may involve specific requirements or guidelines for the design, materials, and other aspects of the development.

PROPERTY INFORMATION



This property is not subject to a heritage overlay.





TRADITIONAL BUILDING CHARACTER

The intention of the traditional building character overlay is to maintain traditional character in streets where there are houses built in or before 1946. Examples are traditional timber and tin Queenslanders and 1920's masonry art deco buildings. Generally, houses built in or before 1946 are to be retained and any extensions or alterations are to complement the traditional building style. Also, new houses are to be designed to fit in with the character of the street.

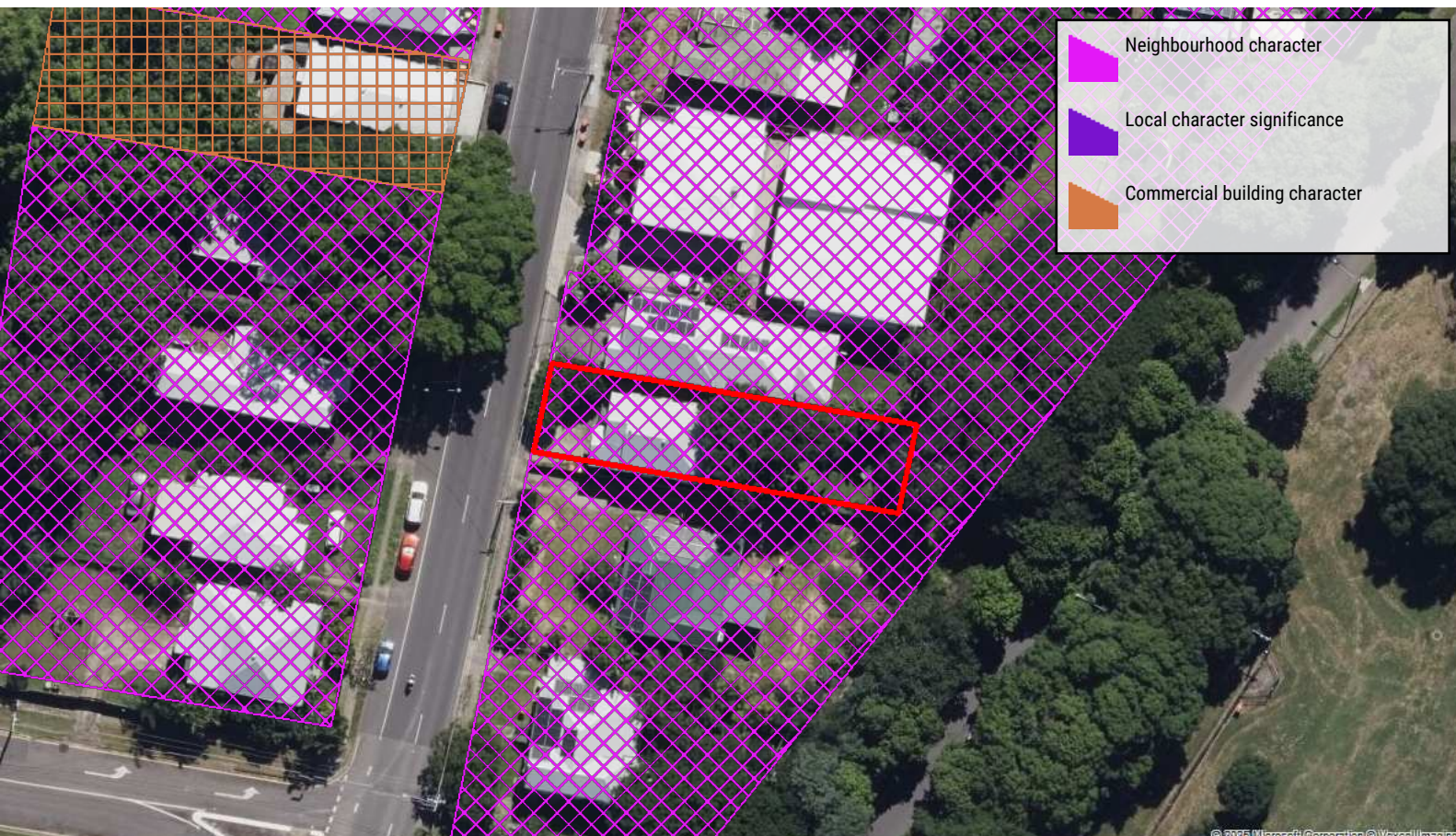
PROPERTY INFORMATION



This property is subject to a traditional building character overlay. See the next page to try and identify the property in the 1946 imagery. If the house was built in or before 1946, it likely cannot be knocked down, and any extensions or alterations will need to complement the traditional building style. The design of any new house built on this site will have to fit in with the traditional character of the street. A town planner can assist with more information.



Many sites in the LMR2 Low-medium density residential (2 or 3 storey mix) zone are currently identified on the traditional building character overlay map. Council has stated that it is intended that over time the traditional building character overlay map be reviewed, and that these sites be included in either the Character residential zone or be removed from the traditional building character overlay map.





CHARACTER HOUSE (1946 IMAGERY)

The image below shows aerial imagery from the year 1946. The property's boundary is highlighted in red based on its current location. If the property shows up in the image, and is subject to a Traditional building character, Heritage or Pre-1911 overlay, then it is classed as a character house and likely cannot be knocked down. Character houses also have increased restrictions on modifications or extensions.

PROPERTY INFORMATION



In general, properties built in or before 1946 are to be retained (cannot be demolished). This generally includes all structures on the property that existed in 1946, including garages or guest houses. Additions to the property post-1946 may be possible to remove. Use the 1946 aerial imagery to help identify what structures existed on the property in that year, if any.

Note that the image may be slightly mis-aligned to the property boundary due to limitations in technology from the era.





DWELLING HOUSE OVERLAY

The dwelling house overlay identifies areas with specific requirements for houses (such as height), including houses on small lots, required to protect the residential character of an area. It is normal to find the overlay applied to almost every house or townhouse property in suburban areas. If the property is not subject to the dwelling house overlay, the typical development criteria in the dwelling house code will not apply.

PROPERTY INFORMATION



This property is subject to a dwelling house overlay. This is normal for all residential properties in suburban areas. The dwelling house code specifies the general development criteria for houses such as maximum heights, boundary setbacks and granny flats.

There are different development criteria for houses on small lots within the dwelling house overlay. Council defines a small lot as less than 450m², or a rear lot that is less than 600m² excluding the driveway. When searching for a property, it is important to consider if it is classed as a small lot as it may have implications on your future development plans.





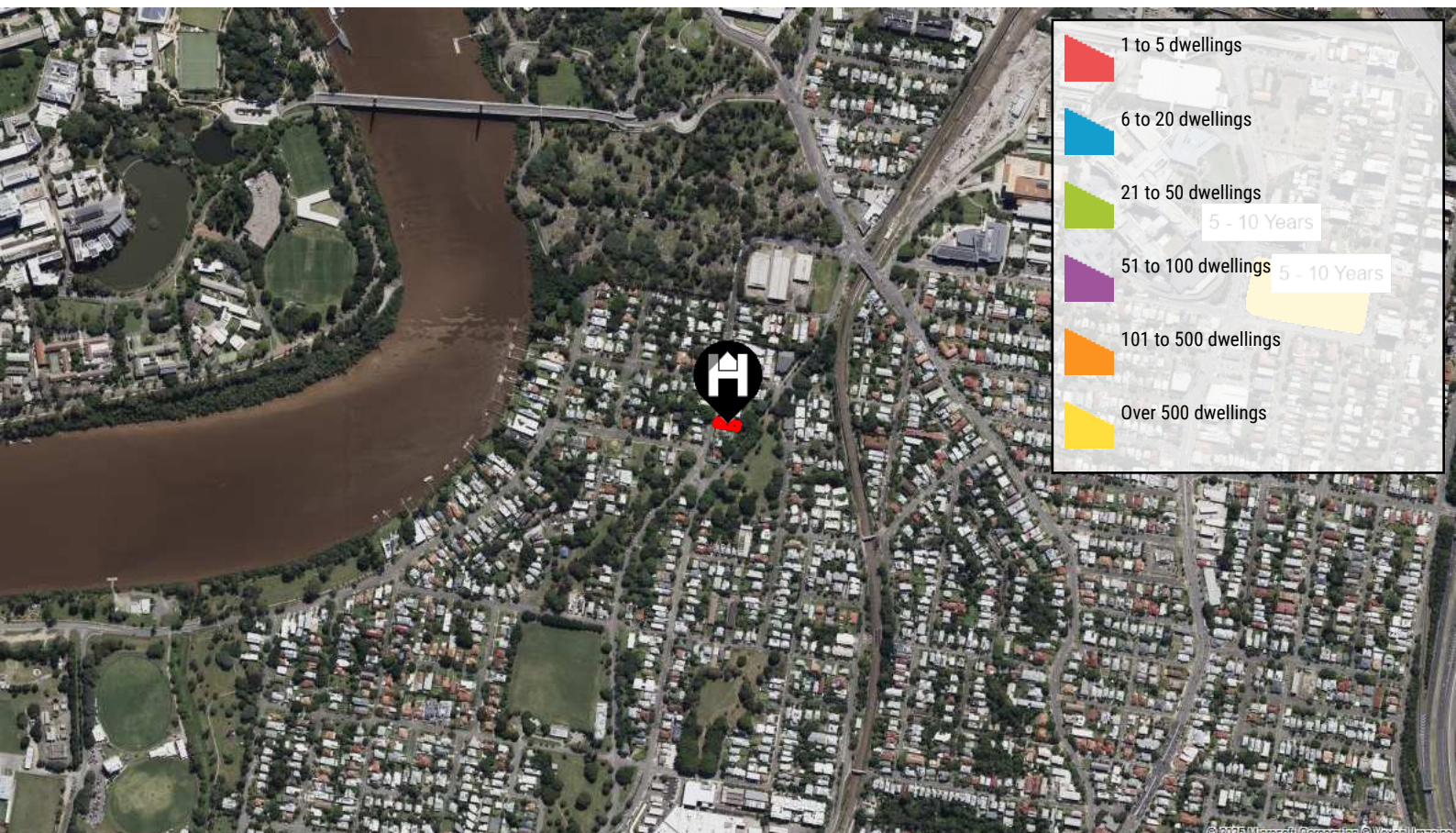
FUTURE RESIDENTIAL DEVELOPMENT

The Queensland Government's broadhectare residential land supply study identifies undeveloped land suitable for future housing development, focusing on parcels larger than 2500 sqm. It assesses physical suitability, planning provisions, and access to essential services like water and sewerage to categorize land as urban or rural residential. The study also estimates the timing of land availability, from immediate (0-2 years) to long-term (10+ years), based on infrastructure plans and developer intentions, helping to highlight potential housing supply and demand gaps.

PROPERTY INFORMATION



The land identified by the study is indicative only, with no guarantee it will ever be developed. However, it serves as a useful tool for assessing the potential for nearby land to contribute to future housing supply.





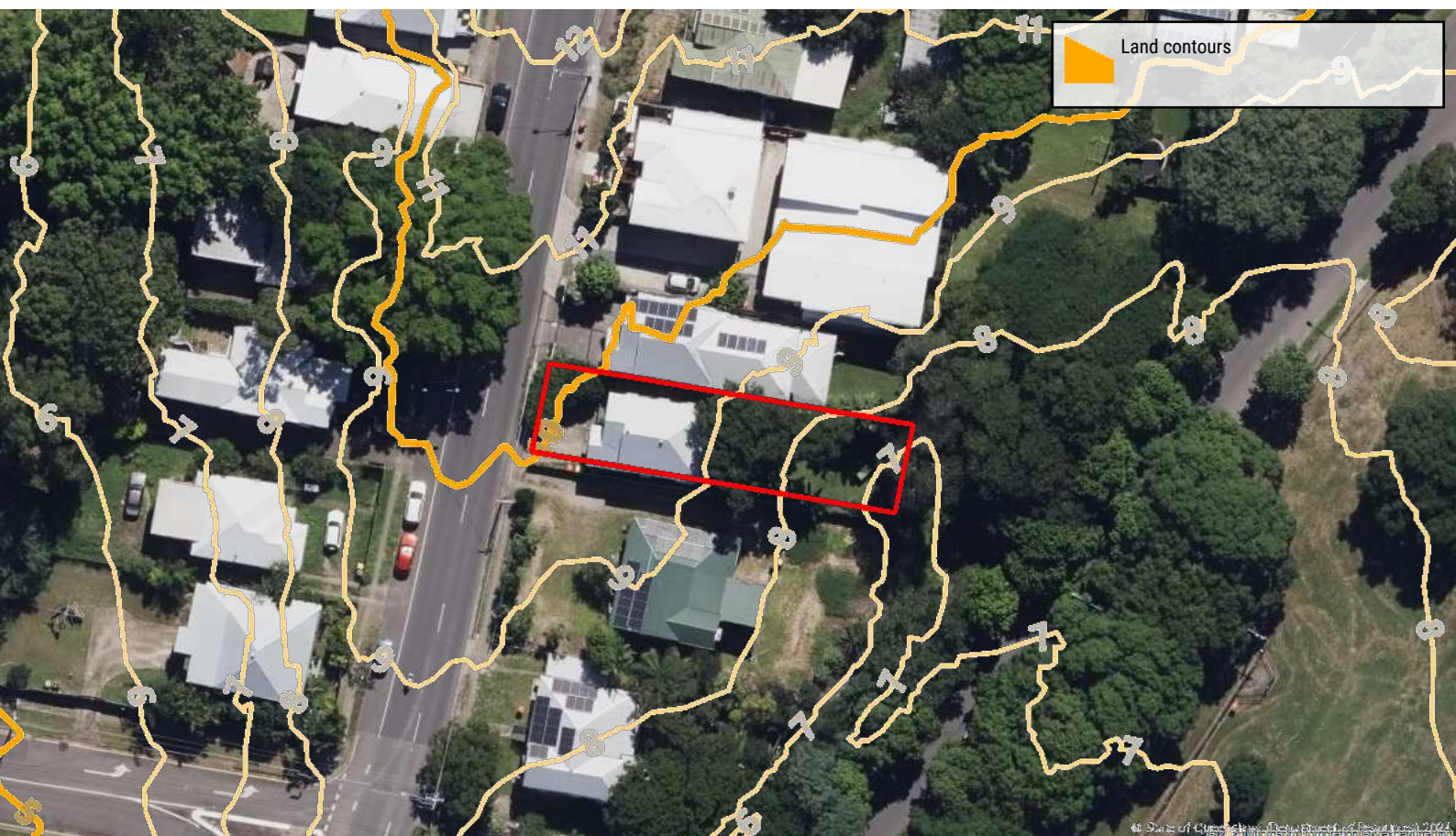
LAND CONTOURS

Land contours show the shape and elevation of the land's surface, which is important to understand when analysing a property for purchase. Generally, blocks that are flat or gently sloped are more desirable than those that have steeper or more irregular shaped slopes. A flat site is generally better for building because it makes construction easier and less expensive. Land contour data can also reveal how water flows over the land and help determine potential drainage issues. This can be particularly important in areas that are prone to flooding.

PROPERTY INFORMATION



Land contours for the property are shown in the image below. Each line represents either 1m, 5m or 10m of elevation, depending on the map scale. The elevation values are shown as metres above sea level.





ACID SULFATE SOILS

In Brisbane, acid sulfate soils are frequently found in former tidal marsh and mangrove regions. These soils are typically benign unless disturbed. Upon drainage or excavation, the sulfide minerals in the soil can react with oxygen and water, producing sulfuric acid. This can result in harm to the environment, and to structures like buildings and roads.

PROPERTY INFORMATION



This property is subject to an acid sulfate soils overlay. For certain types of filling or excavation, an acid sulfate soils investigation report and/or management plan may be required. However, this is typically only applicable to filling or excavation performed under certain large-scale development works and should not be a concern to residential home buyers.





ENVIRONMENT



FLOODING - OVERALL RISK

Brisbane experiences flooding from four sources: rivers, creeks, storm tides and overland flow. Brisbane City Council has developed the Flood Awareness Maps and adopted the terms 'high', 'medium', 'low' and 'very low' likelihood areas to help residents and businesses better understand the overall likelihood of a flood affecting their property.

PROPERTY INFORMATION



This property is in the medium likelihood area and has a 1.0% annual chance of flooding (1 in 100 years). The property will likely be subject to certain development restrictions, based on its assigned Flood Planning Area. See the other flood-related pages of the report to identify the assigned Flood Planning Area.



Properties that have a risk of flooding will also have a Flood Planning Area assigned by Council. This determines the development restrictions or extra requirements that may apply due to flooding risk. Typically this includes minimum floor heights and stronger building designs. The Flood Planning Area information can be found on the other flood-related report pages.





FLOODING - RIVER

River flooding is caused when widespread, prolonged rain falls over the river catchment area, causing the water level to rise and flow over the river's banks. The risk of flood to a property depends on a variety of factors, with the main factor being the elevation of the land above the river. Brisbane has experienced major flooding events in 1974, 2011 and recently in 2022. Properties at risk of flood usually have extra restrictions on development, including minimum floor heights and extra approvals processes. A risk of flooding may also have a detrimental impact on property value.

PROPERTY INFORMATION



This property is located in the Flood Planning Area 3 and subject to the risk of potential flooding. The Flood Planning Area 3 code means flooding is likely and there may be deep and/or moderate-fast moving water. New development may be built in this area but may need modifications such as houses being built on stumps.



Being in a flood-prone area can make it harder to obtain home and contents insurance, and drastically increase its cost. Home insurance is required by most lenders as a condition of the mortgage. If you are considering purchasing a property that is at risk of flooding, you should assess the extra cost for home insurance and factor it in.





FLOODING - CREEK/WATERWAY

Creek flooding happens when intense rain falls over a creek catchment. Run-off from houses and streets also contributes to creek flooding. The risk of flood to a property depends on a variety of factors, with the main factor being the elevation of the land above the river. Brisbane has experienced major flooding events in 1974, 2011 and recently in 2022. Properties at risk of flood usually have extra restrictions on development, including minimum floor heights and extra approvals processes. A risk of flooding may also have a detrimental impact on property value.

PROPERTY INFORMATION



This property should not be at risk of flooding from creek sources.





FLOODING - OVERLAND FLOW

Overland flow is a type of surface runoff that occurs when the ground is not able to absorb all of the water that falls on it, either because the soil is saturated or because the rain is too heavy. Overland flow may also be caused due to the city's stormwater network not being able to cope during intense rain events. Severe overland flow can cause erosion, property damage, and can contribute to flooding if the water has nowhere to go. Properties in the overland flow sub-category usually have extra restrictions on development, with the aim of maintaining the overland flow paths.

PROPERTY INFORMATION



This property is not subject to an overland flow overlay.





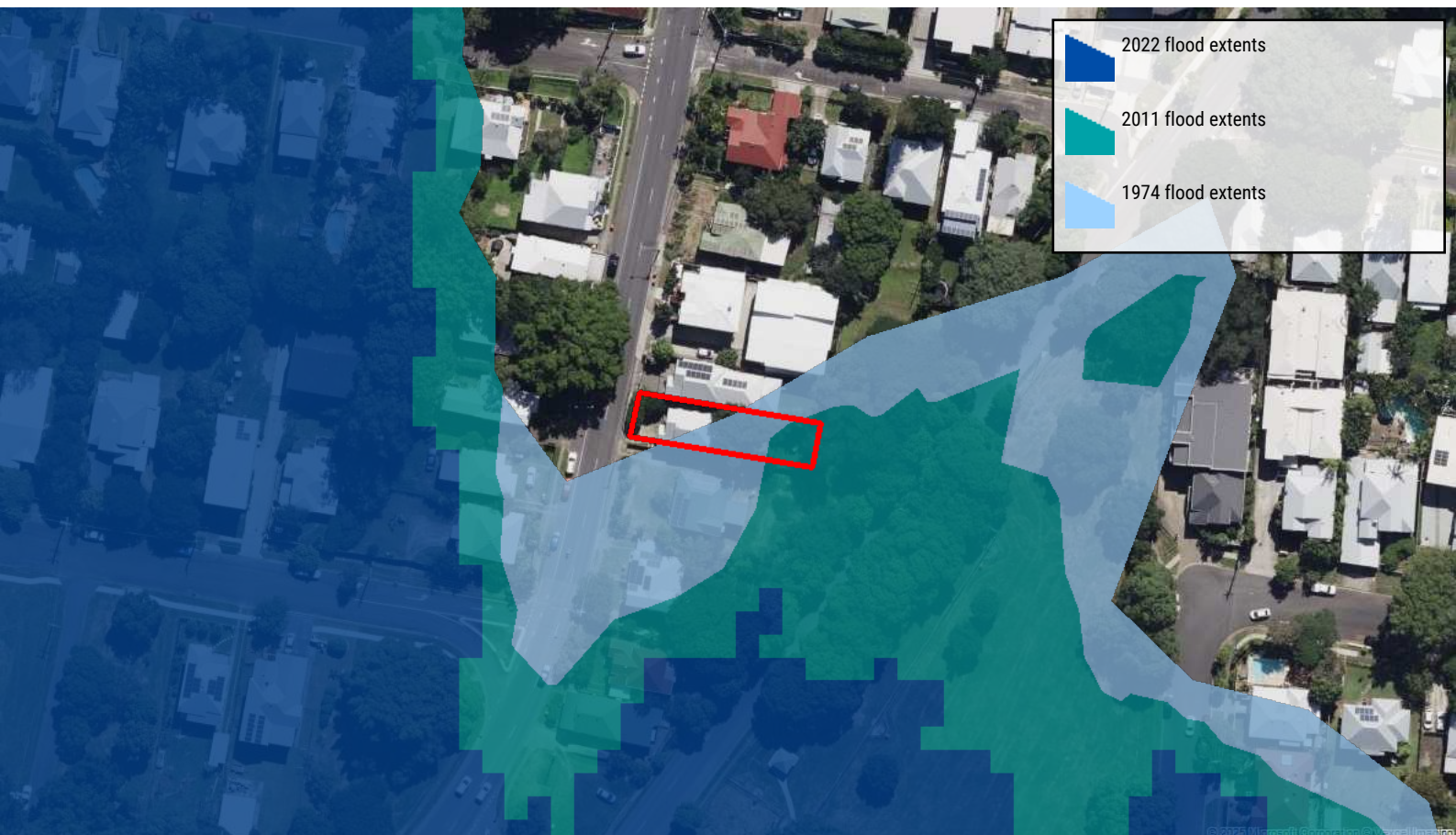
FLOODING - HISTORIC

Brisbane has experienced major flooding events in 1974, 2011, and 2022, causing widespread devastation. The 1974 flood saw 642 mm of rainfall in 36 hours, destroying 8,000 homes. In 2011, the Brisbane River peaked again, inundating 20,000 homes and severely impacting suburbs like St Lucia and Rocklea. The 2022 flood brought record rainfall, affecting 177 suburbs and 23,400 properties. The map below indicates if the property was impacted by any of these events.

PROPERTY INFORMATION



This property was likely affected by a previous flooding event. Consult the other pages of this report regarding flood information to understand the flood risk and Flood Planning Area for this property.





FLOODING - 2011 FLOOD IMAGERY

Brisbane and surrounds experienced a major flood in 2011. Residents of 2,100 Brisbane streets were advised to evacuate prior to the arrival of floods, which struck the city on 12 January. The Brisbane River peaked on 13 January and 20,000 houses in Brisbane were inundated, with 3,600 homes being destroyed beyond repair. Some of the suburbs worst affected by the floods were St Lucia, West End, Rocklea and Graceville. The map below shows aerial imagery of the property from the 2011 floods.

PROPERTY INFORMATION



Aerial images do not cover all suburbs affected by the 2011 floods and may not show the peak flood level. Use the 2011 Flood Map page as a reference to see if this property was flood affected in 2011.

Note: if aerial imagery is not available for this property no image will be shown.



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COASTAL HAZARDS

Coastal hazards are weather-related events, such as storm tides and other extreme weather events that result in inundation and erosion of nearby land. Coastal hazards include coastal erosion (from the ocean or rivers), storm tide inundation and sea-level rise inundation. The sea-level rise information accounts for an expected permanent rise of 0.8m by the year 2100 due to the impacts of climate change.

PROPERTY INFORMATION



This property is not subject to a coastal hazard overlay, meaning it should not be at risk of damage from coastal erosion, storm tides or inundation from sea-level rise.



Coastal hazards can be present in areas that may not be expected, such as some inner suburbs of Brisbane due to nearby creeks and other waterways. As such, it is important to always check whether or not coastal hazards affect a property prior to purchase.





BUSHFIRE

Bushfires pose a threat to both properties and the people who live there. Therefore, properties located in areas at risk of bushfire often have development restrictions aimed at reducing the risk of bushfire damage. These restrictions can come from the local Council, the State Government and/or the National Construction Code.

PROPERTY INFORMATION



This property is not subject to a bushfire overlay.



Bushfire overlays can be unexpectedly present in suburban areas due to proximity to small bushlands. For example, suburbs around Indooroopilly and Carina Heights (among others) have significant areas which are subject to a bushfire overlay. As such, it is important to always check whether or not a bushfire overlay affects a property prior to purchase.





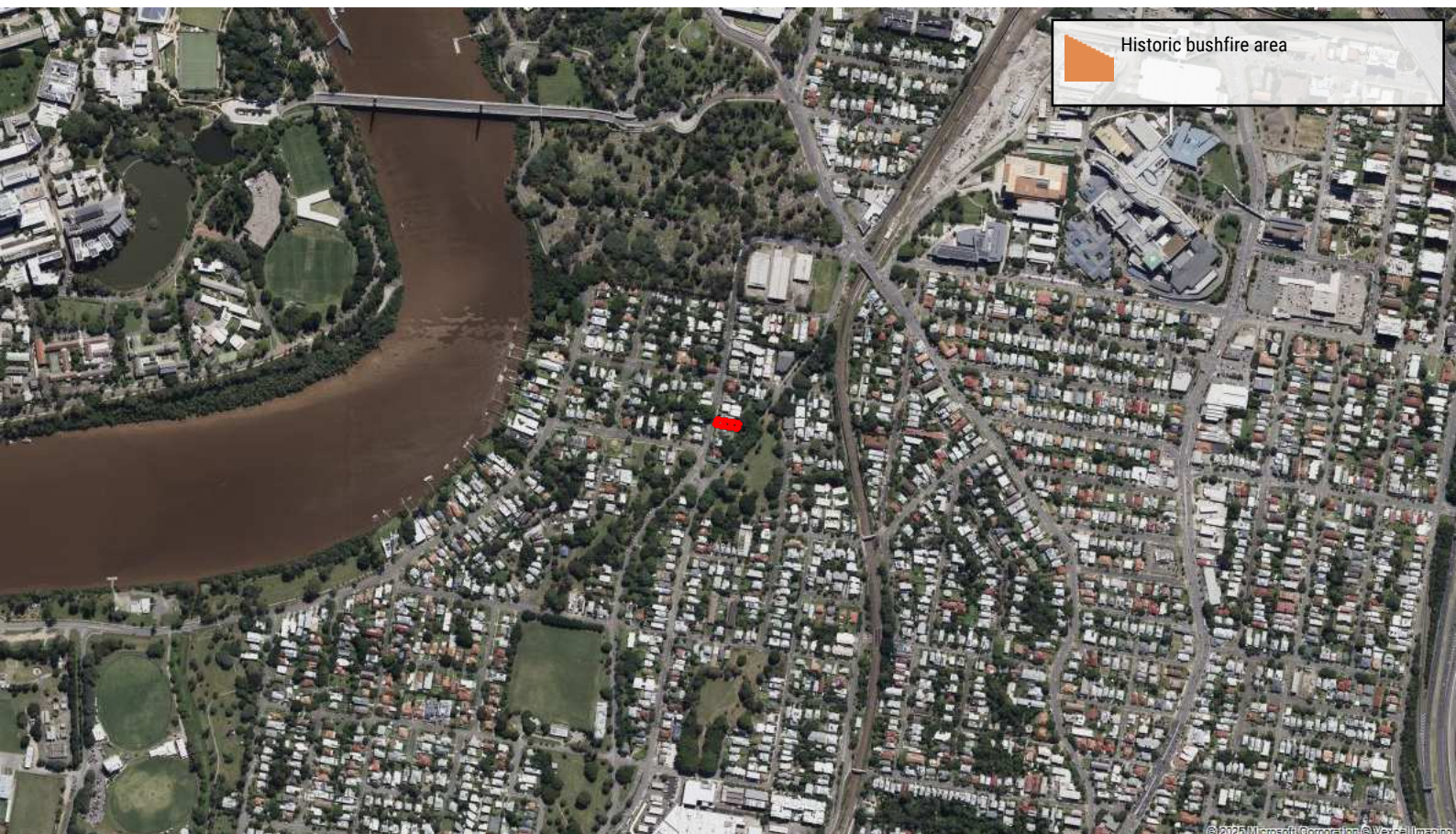
HISTORIC BUSHFIRES

Australia has experienced numerous significant bushfire events, impacting communities and landscapes across the country. Past bushfires can be an indicator of ongoing risk, as areas that have burned before may be prone to future fires. Additionally, the occurrence of a bushfire is likely associated with a higher Bushfire Attack Level (BAL) rating under AS3959: Construction of buildings in bushfire-prone areas, which may result in stricter building requirements.

PROPERTY INFORMATION



This property has likely not experienced a previous bushfire.





LANDSLIDES

Landslide risk refers to the likelihood of a property being affected by landslides or slope failures. This risk can be influenced by factors such as the slope angle and soil type, rainfall amounts and flow paths, as well as human activities like excavation or construction. Proper geological and geotechnical assessments, as well as monitoring and mitigation measures, can help reduce landslide risk for properties.

PROPERTY INFORMATION



This property is not subject to a landslide overlay.





BIODIVERSITY AREAS

This overlay aims to guide development in areas significant for their ecological values. Its primary purpose is to ensure that any development respects and preserves local and state environmental features by requiring careful assessment of potential impacts. The overlay focuses on the conservation and restoration of key habitats, including lands with strategic biodiversity value, waterways, foreshores, wetlands, and koala habitats. It aims to minimize developmental impacts on these areas and mandates environmental offsets when significant residual impacts are unavoidable.

PROPERTY INFORMATION



This property is not subject to a biodiversity areas overlay.





PROTECTED VEGETATION

Some types of vegetation are listed as protected under Brisbane City Council Natural Assets Local Law (NALL). The vegetation generally cannot be removed and a permit is required to perform any pruning or management of the vegetation. When vegetation is protected under the NALL it includes protection of the trunk, the canopy, foliage, flowers and the root zone. Even if the landowner does not have the trunk of the tree growing on their property, they may still be affected by restrictions under the NALL if the canopy overhangs the property boundary.

PROPERTY INFORMATION



This property is not subject to any protected vegetation mappings.





SIGNIFICANT LANDSCAPE

Significant landscape is concerned with identifying, protecting and enhancing the visual and/or aesthetic landscape qualities of an area. Typically this results in restrictions preventing removal of certain vegetation. A significant landscape tree located on an adjoining property may also have implications for your property if it overhangs the boundary.

PROPERTY INFORMATION



This property is not subject to a significant landscape overlay.





UTILITIES



ELECTRICITY INFRASTRUCTURE

Electricity infrastructure includes power poles, power lines, substations and transformers. Typically the infrastructure is located outside property boundary and poses no issue to a homeowner. However, there are some instances where a property may have electricity infrastructure located within the property boundary, such as a power pole. Energex supplies power to South East QLD, while Ergon services regional QLD.

PROPERTY INFORMATION



This property does not appear to have any extra electricity infrastructure inside the property boundary.



In the map below, the term 'cable' means an electrical conductor located underground (shown as a dashed line). The term 'wire' means one that is located overhead (shown as a solid line).





WATER INFRASTRUCTURE

Water infrastructure includes all the necessary piping, pumps, valves and manholes in order to run the city's fresh water supply network. Typically the main infrastructure is located outside property boundary and the property just has a connection via a water supply property connection line (shown in light blue). If there is any other water infrastructure on the property, it will be highlighted in the property information section below. In Brisbane, water and sewer infrastructure is owned and operated by Queensland Urban Utilities. If you have questions or concerns about water and sewer infrastructure, contact them for more details.

PROPERTY INFORMATION



This property does not appear to have any extra water infrastructure inside the property boundary.



Building work over or near sewers, water mains, stormwater drains and combined sanitary drains must be assessed against the Queensland Development Code MP 1.4. This code dictates certain design requirements including footing designs and clearance zones, which may mean your preferred design is not possible. As such, it is important to always check for sewer infrastructure on a property prior to purchase.





SEWER INFRASTRUCTURE

Sewer infrastructure includes all the necessary piping, pumps, valves and manholes in order to run the city's sewer network. Typically the infrastructure is located outside property boundaries and poses no issue to a homeowner. However, there are some instances where a property may have extra sewer infrastructure located within the property boundary such as manholes or buried pipes. In Brisbane, water and sewer infrastructure is owned and operated by Queensland Urban Utilities. If you have questions or concerns about water and sewer infrastructure, contact them for more details.

PROPERTY INFORMATION



This property appears to have a sewer pipe inside the property boundary. Building work over or near the sewer pipe will need to meet specific requirements which may limit the design options. If you are intending to purchase the property, you should evaluate the impact this may have on any future development plans.



Building work over or near sewers, water mains, stormwater drains and combined sanitary drains must be assessed against the Queensland Development Code MP 1.4. This code dictates certain design requirements including footing designs and clearance zones, which may mean your preferred design is not possible. As such, it is important to always check for sewer infrastructure on a property prior to purchase.





STORMWATER INFRASTRUCTURE

The stormwater network is a system of pipes, channels, and other structures designed to manage and control the flow of rainwater and direct it away from populated areas. The water is discharged at controlled points such as streams, rivers, or other bodies of water. In addition to managing stormwater, the stormwater network can also help to improve water quality by reducing the amount of pollutants that are carried into streams and rivers. This is typically achieved through the use of filters, screens, and other treatment devices that remove sediment, trash, and other contaminants from stormwater runoff before it is discharged into the environment.

PROPERTY INFORMATION



This property does not appear to have any stormwater infrastructure inside the property boundary.



Building work over or near sewers, water mains, stormwater drains and combined sanitary drains must be assessed against the Queensland Development Code MP 1.4. This code dictates certain design requirements including footing designs and clearance zones, which may mean your preferred design is not possible. As such, it is important to always check for stormwater infrastructure on a property prior to purchase.





ROADS & RAIL



ROAD NOISE

Traffic noise can be a source of discomfort for those who live nearby a busy road. For the busiest roads, council defines noise corridor overlays. There are different categories of overlay, indicated by a number from 0-4, where 0 means least affected and 4 means most affected by road traffic noise. There are also some potential development restrictions for properties subject to transport noise corridor overlays.

PROPERTY INFORMATION



This property is subject to a road noise overlay. Noise levels may be elevated which could disrupt the enjoyment of the property. There may also be extra requirements when undertaking certain types of development to ensure the impact of road noise is minimised.



It can be a good idea to visit a property during peak traffic periods and evaluate the amount of noise that is present from road traffic. Depending on what roads and intersections are nearby, noise levels you experience at the property may differ between the morning peak and afternoon peak traffic periods.





RAIL NOISE

The city's railway network can cause noise pollution for residents living near the tracks. However, it's important to keep in mind that the level of disturbance can vary depending on the timing of trains and the proximity of the property to the tracks. If noise levels are a concern, it is recommended to investigate the train schedule and noise level at the property location. There are also some potential development restrictions for properties subject to transport noise corridor overlays.

PROPERTY INFORMATION



This property is subject to a rail network noise overlay. Noise levels may be elevated which could disrupt the enjoyment of the property. There may also be extra requirements when undertaking certain types of development to ensure the impact of rail noise is minimised.



Living near a train station offers easy access to transportation, but also potential disturbances such as noise, congestion, and parking challenges if the area becomes busy with commuters and vehicles. If a property is located in close proximity to a train station, it's essential to weigh both the pros and cons before making a decision. See the Public Transport page for information about if there are any train stations nearby the property.





TRANSPORT AIR QUALITY

The transport air quality corridor provisions of the Brisbane City Plan aim to protect the health and wellbeing of residents from the impacts of road traffic pollutants. However, in most cases for single dwellings there are no impacts to development within a transport air quality overlay (restrictions mostly apply to multiple dwellings and child care centres). Still, if the property is within a transport air quality overlay, it does mean that the property will be subject to elevated levels of air pollutants from motor vehicles, which can affect the quality of life of residents and can have a negative effect on property values.

PROPERTY INFORMATION



This property is subject to a transport air quality corridor overlay. As mentioned above, there should not be any impact from a development perspective for single dwellings. However, air pollutant levels at the property may be elevated due to proximity to roads with high traffic volumes.





REGULATED PARKING

Council-regulated parking areas are located throughout different areas of the Brisbane. Regulated parking areas are typically found in areas where street parking can be in high demand. This includes the CBD and fringe areas, and areas around universities, hospitals and sports venues. The aim of the schemes are to help residents and their visitors access on-street parking. Residents may need to apply for a resident permit for their vehicle if living in a parking permit area. It may also be hard for visitors to find suitable parking when visiting the property due to any parking restrictions in place in the area.

PROPERTY INFORMATION



This property is within the DUTTON PARK PARKING CONTROL AREA. You should check Council's website for more information about the parking permit scheme for this specific area, including the scheme type, times of operation and the time limits applied.





LIFESTYLE & COMMUNITY



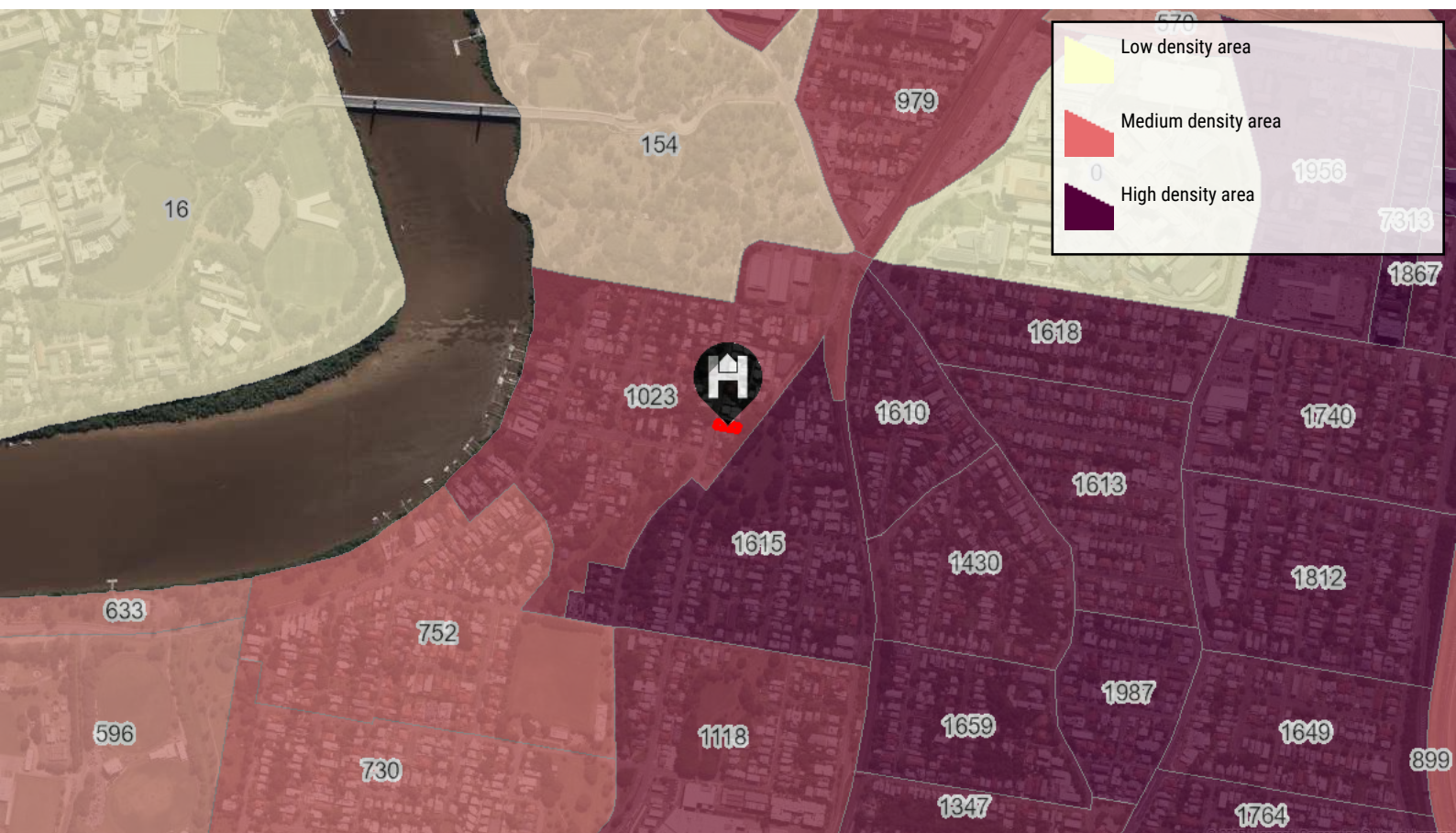
DWELLING DENSITY

Dwelling density refers to the number of homes within a given area and can influence lifestyle, infrastructure, and property values. High-density areas, often characterized by apartments and townhouses, typically offer greater access to amenities, public transport, and employment hubs but may experience congestion and limited green space. Low-density areas, with more detached houses and open space, provide a quieter lifestyle with less traffic but may have fewer nearby services and longer travel times. The density of an area can impact future development potential, zoning regulations, and demand for housing.

PROPERTY INFORMATION



In the map below, dwelling density is shown as 'dwellings per square kilometre'. Density values may be influenced if significant portions of the area are non-residential.





SCHOOL CATCHMENTS

A school catchment area is the geographical location where a state school's core intake of students must live. Catchment areas ensure every Queensland student from Prep to Year 12 is able to enrol at their local state school. Your local state school is the school which is closest to your home. This is measured by the shortest, most direct route by road to the main entrance of the school. You can still apply for enrolment at a state school outside of your catchment area, but enrolment is not guaranteed and you will be placed on a waiting list.

PROPERTY INFORMATION

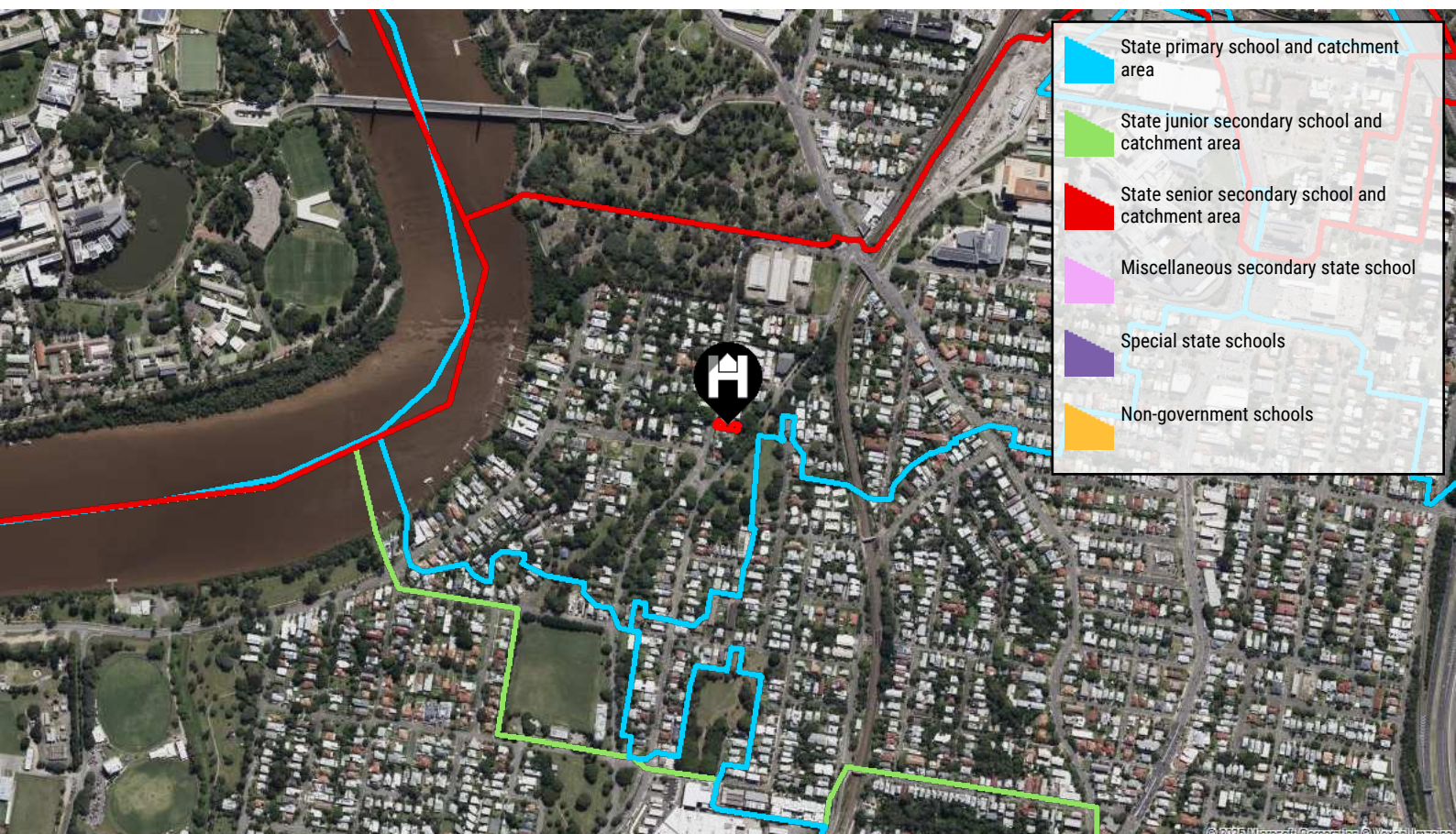


State primary school: Dutton Park SS

State junior secondary school: Brisbane South State Secondary College

State senior secondary school: Yeronga SHS

We use the latest data to determine the catchment area for a property. However, school catchment areas are reviewed yearly and are subject to change. For enquires, please contact schoolemp@qed.qld.gov.au.





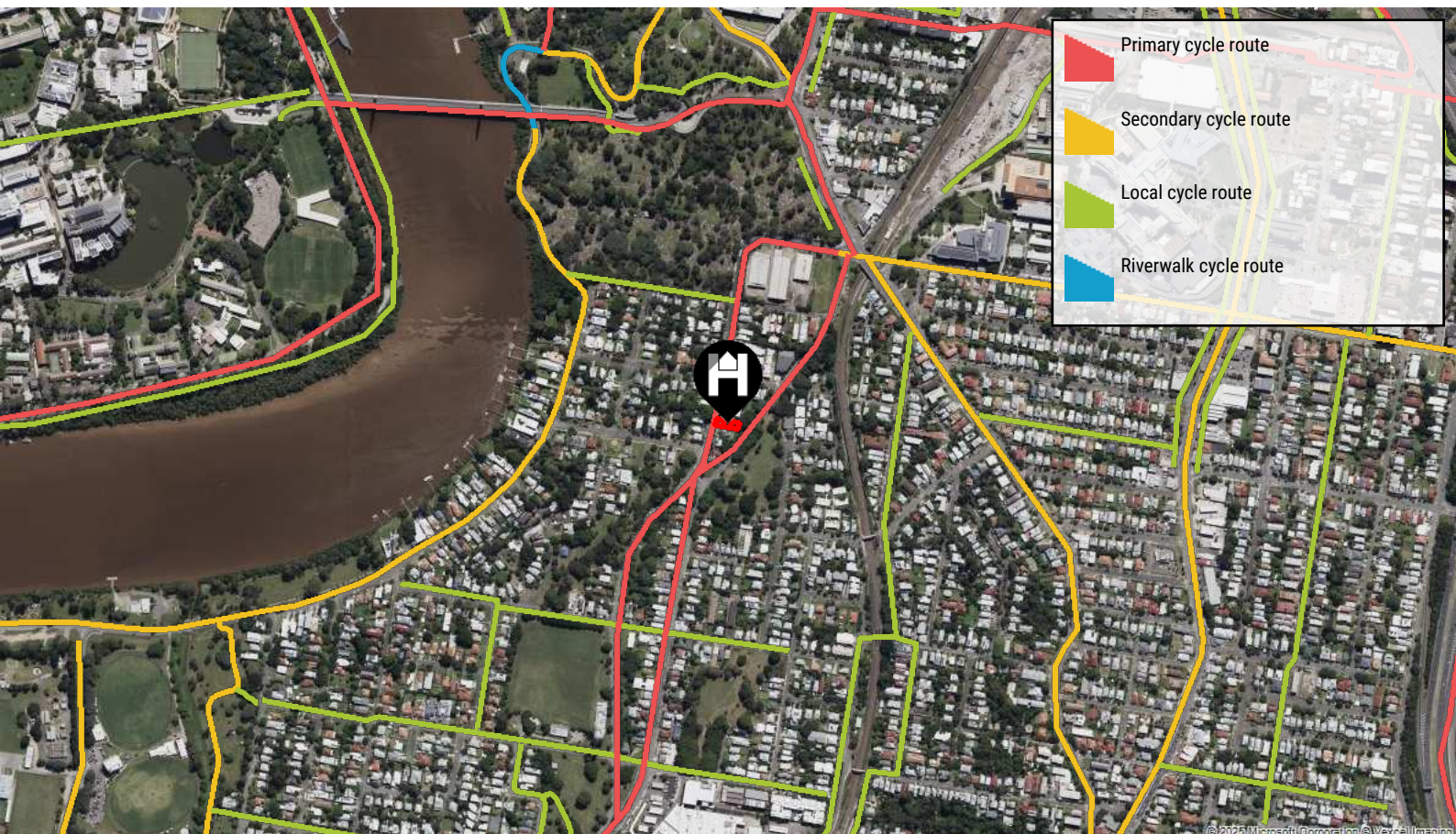
BICYCLE NETWORK

Council maintains a bicycle network throughout the city. The network includes a mix of dedicated bike paths, on-road bike paths and riverside paths. Parking for bikes and scooters is provided at most ferry terminals and train stations and at all busway stations. There are also a range of bike shelters, racks, lockers and facilities located across Brisbane. Having bike paths near your property can help you maintain an active lifestyle, whether for commuting to work or just for recreational cycling.

PROPERTY INFORMATION



The map below shows the council-maintained bicycle network near the property.





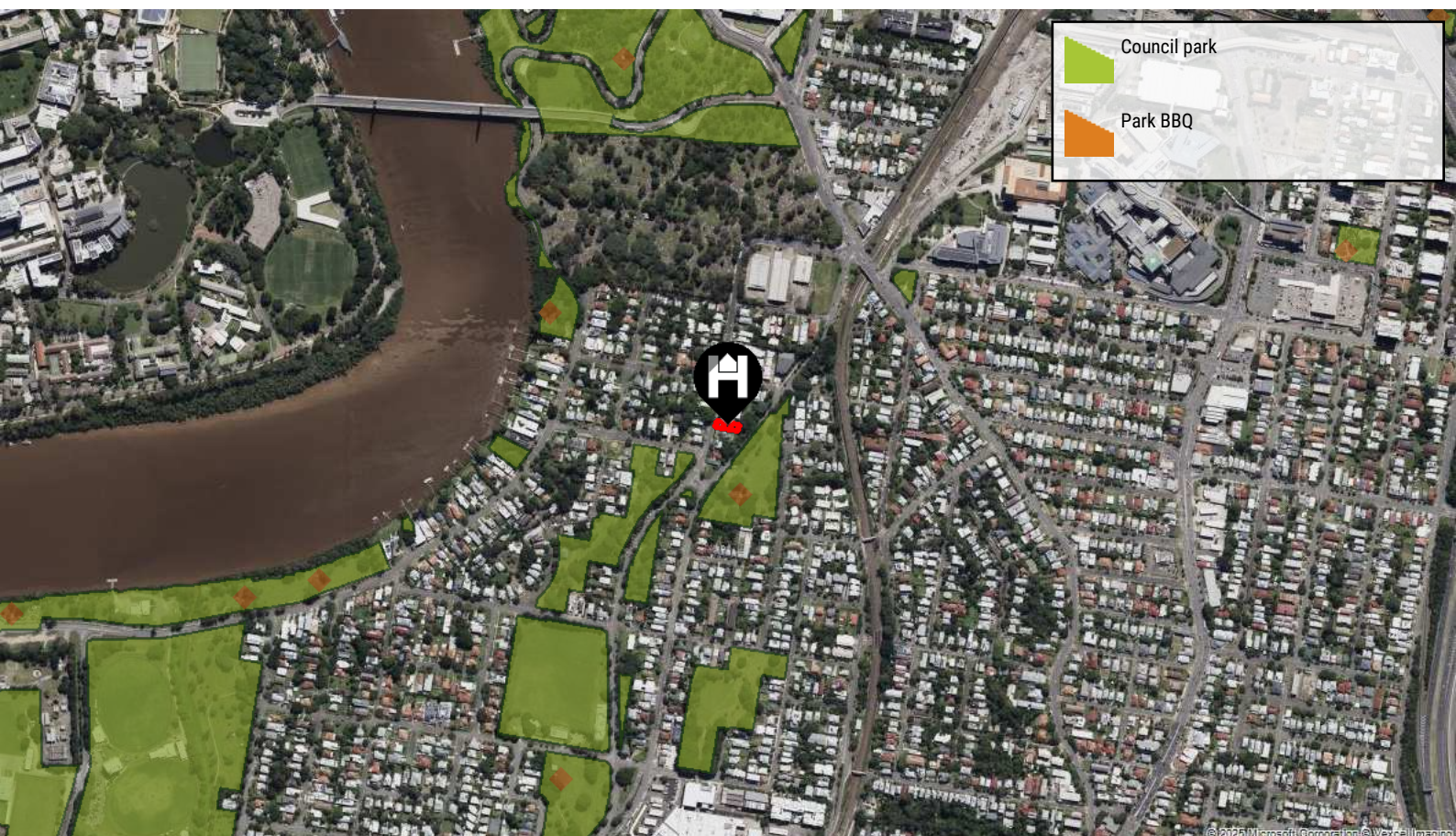
COUNCIL PARKS

Council maintains more than 2180 parks across Brisbane, with more created all the time. The parks range in size from small pocket parks to large district parks, three botanic gardens and many bushland reserves. Having parks near your property can help maintain an active lifestyle and provide a place for families and friends to gather.

PROPERTY INFORMATION



The map below shows council-maintained parks near the property. Locations of public BBQ's within the parks are also shown.





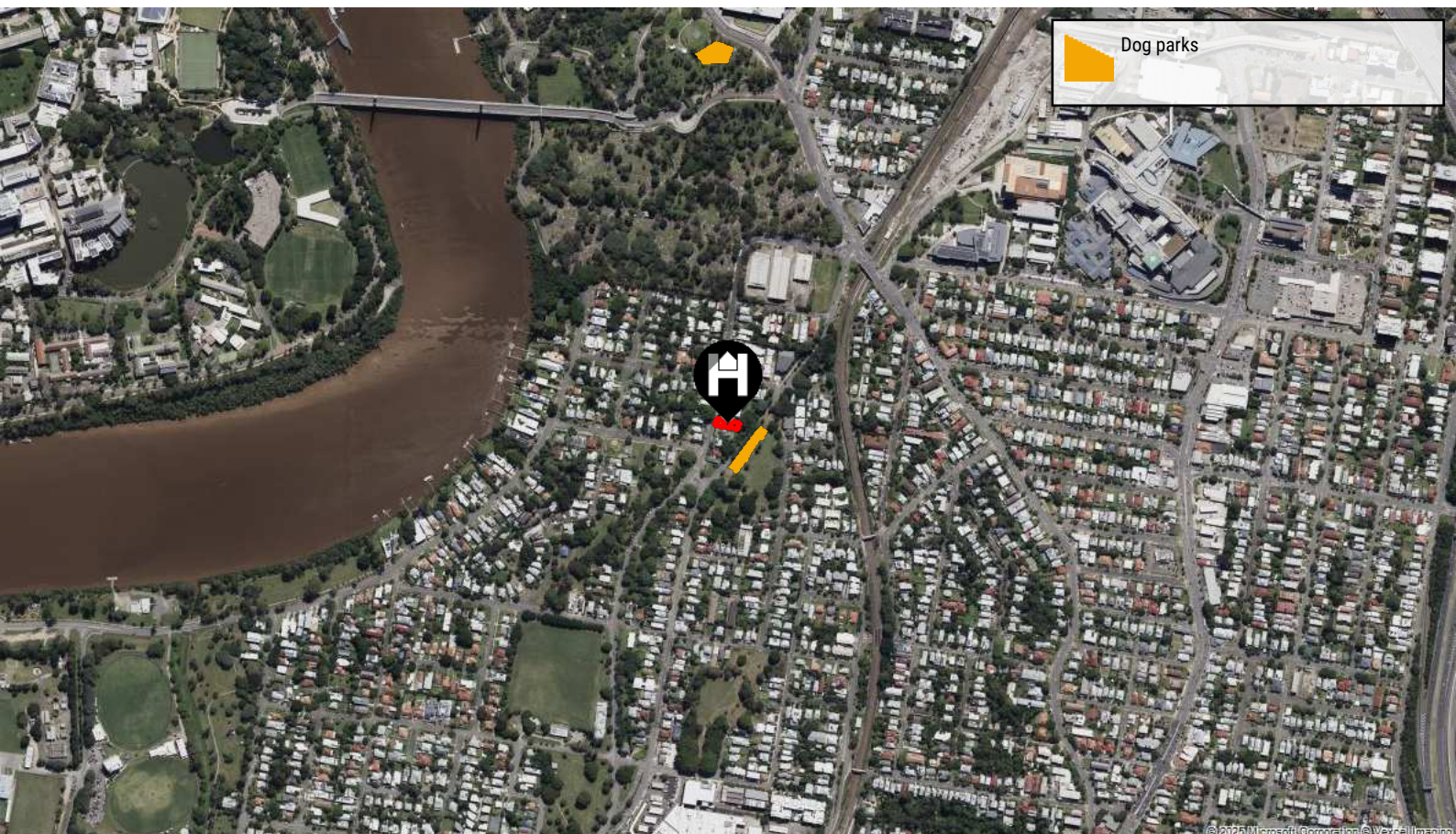
DOG PARKS

Council has established over 160 off-leash areas for dogs in parks throughout Brisbane. In these areas, dogs can play, get physical activity, and interact with other dogs and their owners without being on a leash. The off-leash areas typically have fencing and amenities such as seating, water stations, waste bins for dog waste, and shade. Some of these parks also have agility equipment for training and covered areas for the comfort of owners and their pets. There are also some parks with separate dedicated areas for small dogs.

PROPERTY INFORMATION



The map below shows council-maintained dog parks near the property.





TRACKS AND TRAILS

Council maintains a network of walking tracks and trails throughout the city. These range from pathways across council parks, through to hiking and mountain bike trails up Mt Coot-tha. Having walking tracks and trails near your property can help you maintain an active lifestyle.

PROPERTY INFORMATION



The map below shows council-maintained walking tracks and trails near the property.

