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APPLICATION REF
A006989635

TOWN PLANNING REPORT



Educational Establishment
Singh Sabha School

February
2026

109 and 115 Lemke Road, Taigum

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Executive Summary

Site and Proposal Details

Purpose	Educational Establishment (School)
Address of Site	109 and 115 Lemke Road, Taigum
Real Property Description	Lot 1 on RP97335 and Lot 335 on SP291627
Total Site Area	10,127m ² and 56,648m ²
Local Authority	Brisbane City Council
Planning Scheme	City Plan
Zone	Emerging Community and Environmental Management
Level of Assessment	Impact
Zone Code	<ul style="list-style-type: none"> • Emerging Community Zone Code • Environmental Management Zone Codes
Local Area Plan/Precinct	Bracken Ridge Local Plan
Primary Code	Community Facility Code
Overlay Codes	<ul style="list-style-type: none"> • Airport Environs Overlay • Bicycle Network Overlay • Biodiversity Areas Overlay • Coastal Hazard Overlay • Community Purposes Network Overlay • Critical Infrastructure & Movement Overlay • Flood Overlay • Potential Acid Sulphate Soils Overlay • Regional Infrastructure Overlay • Road Hierarchy Overlay • Streetscape Hierarchy Overlay • Transport Noise Overlay • Waterway Corridors Overlay
Ward	Deagon
Land Owner/s	Singh Sabha Brisbane

Aspects of Development

TYPE OF DEVELOPMENT	APPROVAL SOUGHT	LEVEL OF ASSESSMENT
Material Change of Use -Educational establishment on 109 Lemke Road (access via 115 Lemke Road)	Development Permit	Impact Assessment

Applicant Details

APPLICANT	CONTACT DETAILS
Matt Doolan Town Planner	matt@developthis.com.au or 0409149276

Introduction

This Town Planning Report is an application for a Development Permit for Material Change of Use (Educational Establishment) at 109 Lemke Road, Taigum (Lot 1 on RP97335). The access will be through 115 Lemke Road (Lot 335 on SP29167), which is under the same ownership. The changes are detailed on the attached proposal plans.



Figure 1 - Location map (site highlighted)

The site for the school on 109 Lemke Road is currently zoned under the City Plan 2014 as Emerging Community. The access will pass through 115 Lemke Road on land zoned Emerging Community and Environmental Management. Both lots are located in the Bracken Ridge District Local Plan Area.

This proposal complies with the intent of the zone and complies generally with all relevant City Plan codes.

This report demonstrates in general terms that:

- The proposal is in accordance with the relevant requirements set down in the City Plan; and
- The proposed Educational Establishment will not significantly adversely impact the adjoining properties or the road network.

It is therefore requested that the proposal be approved in accordance with the attached proposal plans at Council's earliest convenience.

Proposal

The proposal seeks approval to convert the existing residential dwelling into a small-scale educational establishment (School). The school is intended to meet the needs of Sikh, Punjabi, and Indian students within the local community by providing a culturally supportive learning environment.

The proposal also includes the use of the existing shed on site to an ancillary storage for the school. There is also an existing small playground, which will be maintained. Adequate parking and appropriate landscaping will be provided as shown on the proposal plans.

This school represents a vital addition to the community, considering that the Sikh population is among the fastest-growing in Australia. Notably, over 75% of the Sikh population in the country is under the age of 35, leading to a significant demand for educational facilities catering to their cultural and linguistic needs.

The proposed school will operate seven days a week, from 7:00 AM to 7:00 PM. At its inception, the school is projected to accommodate 60 students, along with 40 students attending weekend language classes. The faculty will consist of six staff members (Teachers and their assistants). By 2035, student enrolment is expected to increase to approximately 250, reflecting the growing need for specialized educational services within the community. This expansion of the school will be covered in future applications.

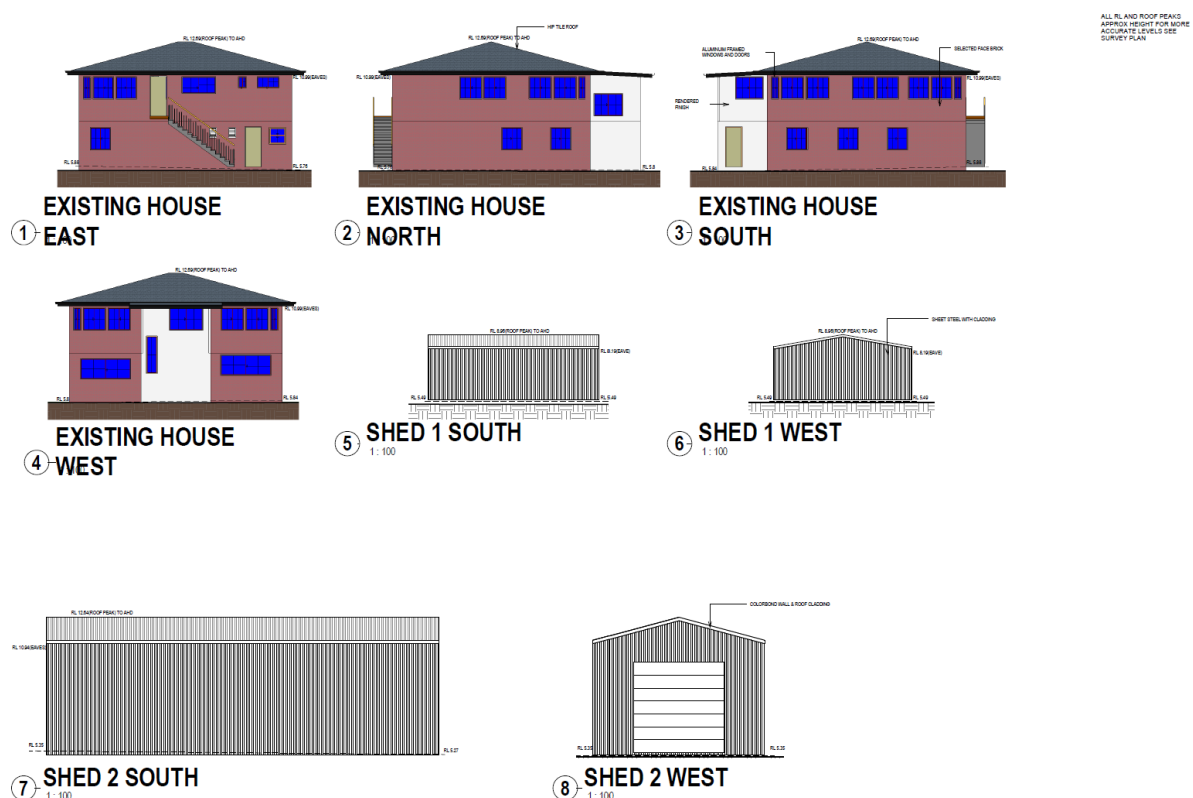


Figure 2 – Proposed school building and storage shed

The proposal also includes an ancillary storage shed and playground.



Figure 3 – Upgraded playground

Traffic

A traffic report has been prepared by BMC Traffic and is attached.

- Main points include:
- Allowance to utilise the existing gate to 109 Lemke as a one way exit for cars only.
- Appropriate vehicle crossovers.
- Adequate vehicle and bicycle parking.
- Appropriate pedestrian access.
- Bus access and turning
- Provision for service vehicles, including on-site refuse collection and storage.

Stormwater


A Stormwater report has been prepared by Jivy Consulting.

Stormwater from roof water and sealed parking areas will be collected and pipes to the kerb and channel in Lemke Road.

Supporting Documentation

Photography	Attached
Searches	Attached
Proposal Plan	Attached

Background History

<p>History</p>	<p>The site was vacant and part of greater farmland in 1946.</p>  <p>Figure 4 – 1946 Aerial Photograph</p> <p>A house and shed were on the site when it was purchased by the Singh Sabha (Sikh) community in recent years. It forms part of their greater holding including 101, 109 and 115 Lemke Road.</p> <p>In 2013 and approval for a Sikh Temple (Place of Worship) was obtained under approval A003199211 on the adjoining site to the south 101 Lemke Road, Taigum.</p>
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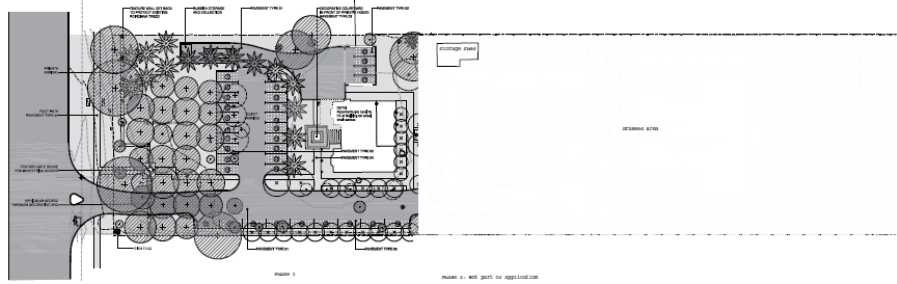


Figure 5 – 101 Lemke (Place of Worship)

In 2024 an approval for a second Place of Worship was obtained under approval A006291217 on the adjoining site to the north 115 Lemke Road, Taigum.

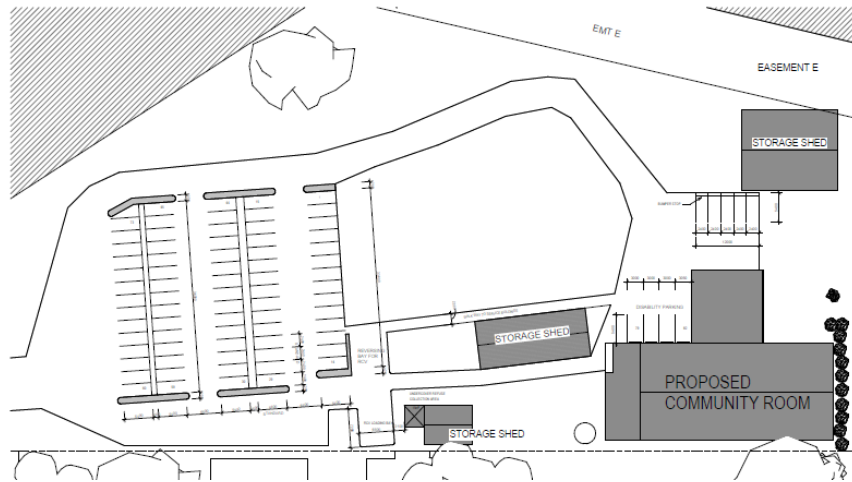


Figure 6 – 115 Lemke (Approval Plan)

Site Characteristics

Location and surrounding land uses

The site is adjoined to the north and south by Sikh places of worship.
 To the east is the existing residential housing area across Brushbox Street.
 To the west are football fields across Lemke Road.

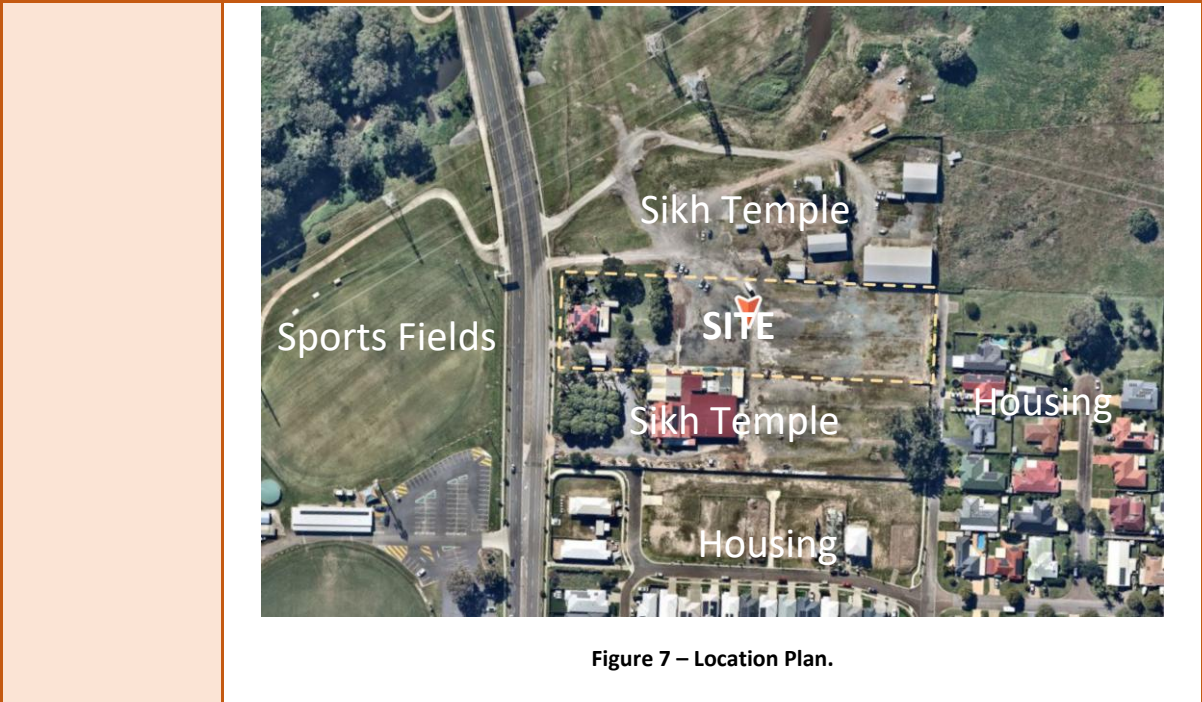


Figure 7 – Location Plan.

Current Use
(Improvements)
and
Encumbrances

The site is currently improved by a house and shed.
There is a road easement at the front of the site.

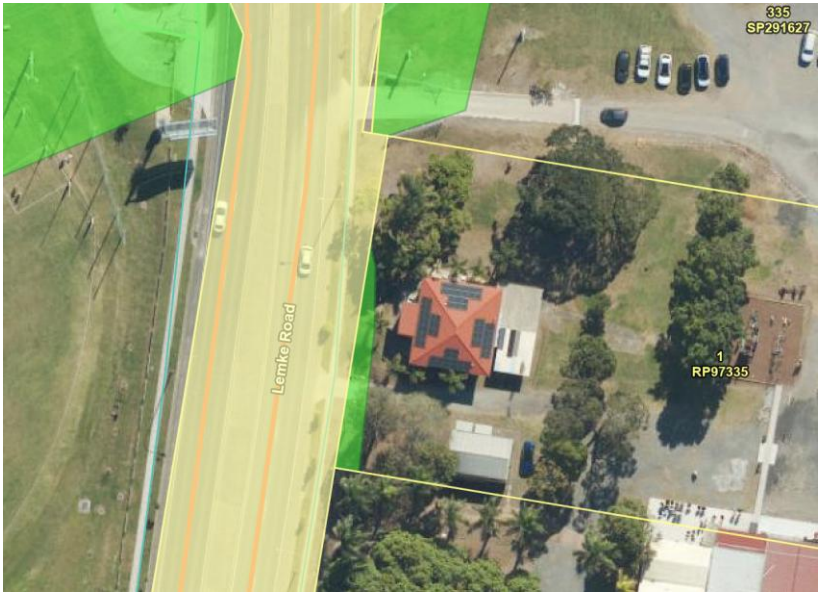


Figure 8 – Note easement in green on frontage

Sewer and
Water

The site is serviced by water (on frontage) and sewer main (at rear in Brushbox Street) connection points.

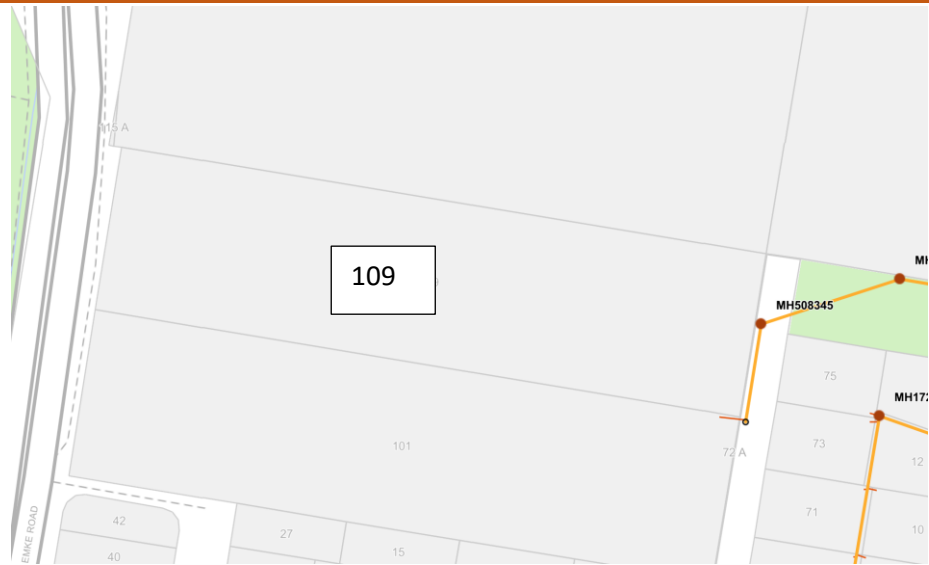


Figure 9- Sewer and water mains

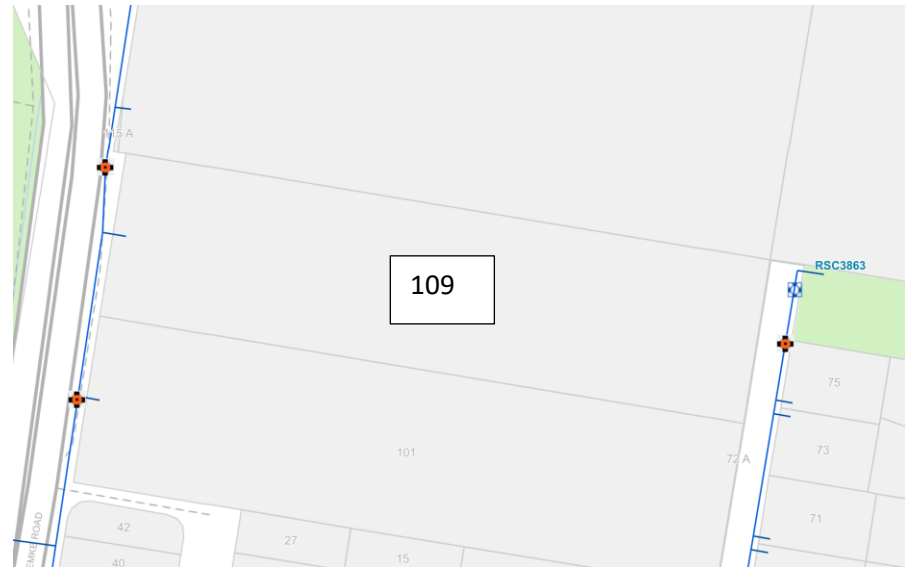


Figure 10 – Water mains

Stormwater

A downstream stormwater connection forms part of the approval A006291217 issued over 115 Lemke Road. This easement will be extended through 109 to 101 Lemke. Additional stormwater (parking areas) will be discharged via this connection. The existing house connection to the kerb in Lemke Road will be retained for roof water. Refer to the attached Stormwater Report for further details.

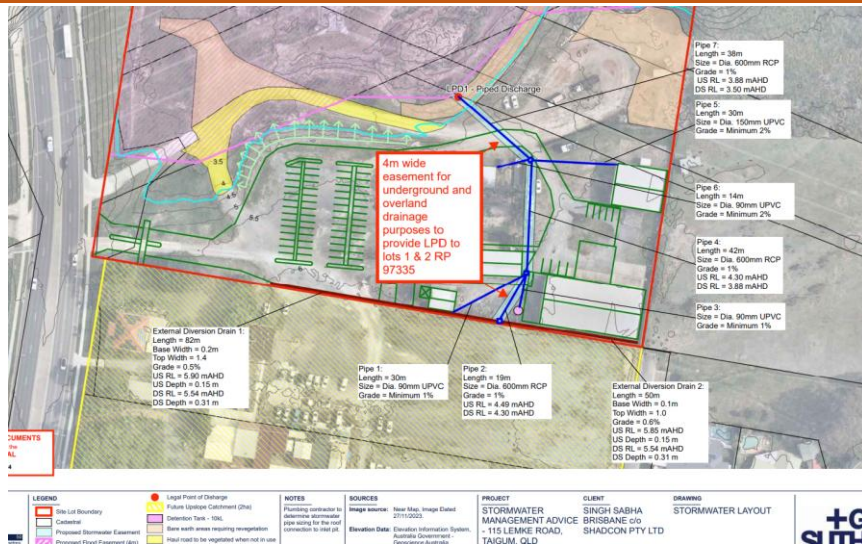


Figure 11 – Approved stormwater plan 115 Lemke

Vegetation

The site contains a number of non-significant trees. No trees are proposed to be removed at this stage.

The site is within the significant Urban Vegetation (SUV) and Waterway Vegetation (WV) overlays.

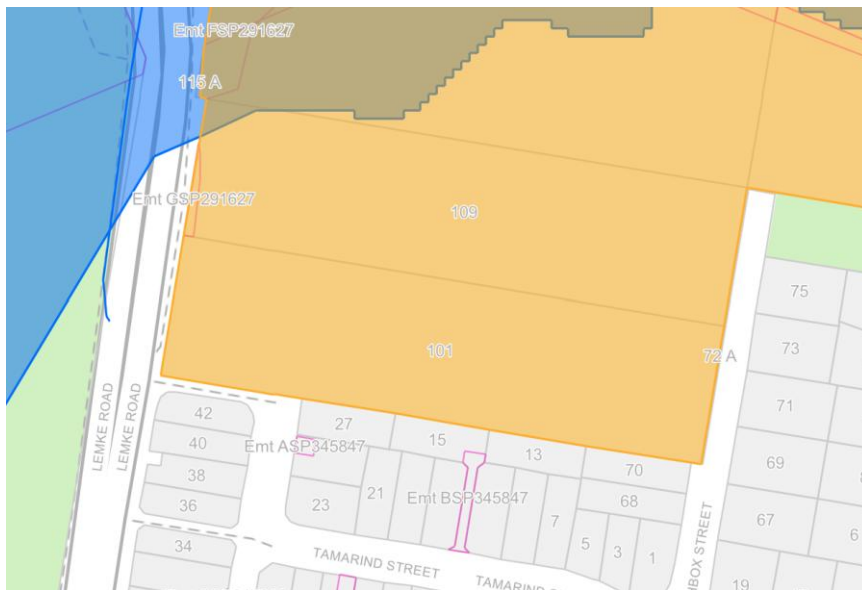



Figure 12 -SUV and WV overlays

Elements of the Application

<p>Level of Assessment</p>	<p>Impact assessment</p> <p>The proposal defaults to Impact Assessment as it is not listed in the use column of the table 5.5.20 of the Town Plan. The application will undergo public notification. Community comments will be considered.</p>
<p>Zone Code</p>	<p>Emerging Community Zone</p> <p>The proposal is consistent with the Emerging Community Zone Code which allows for a range of supporting activities to communities (including Educational Establishments / Schools).</p>  <p>Figure 13 – 109 Lemke (Emerging Community Zone shown Orange)</p>
	<p>Environmental Management Zone</p> <p>The proposal is consistent with the Emerging Community Zone Code which allows for a range of supporting activities to communities (including Educational Establishments / Schools).</p>

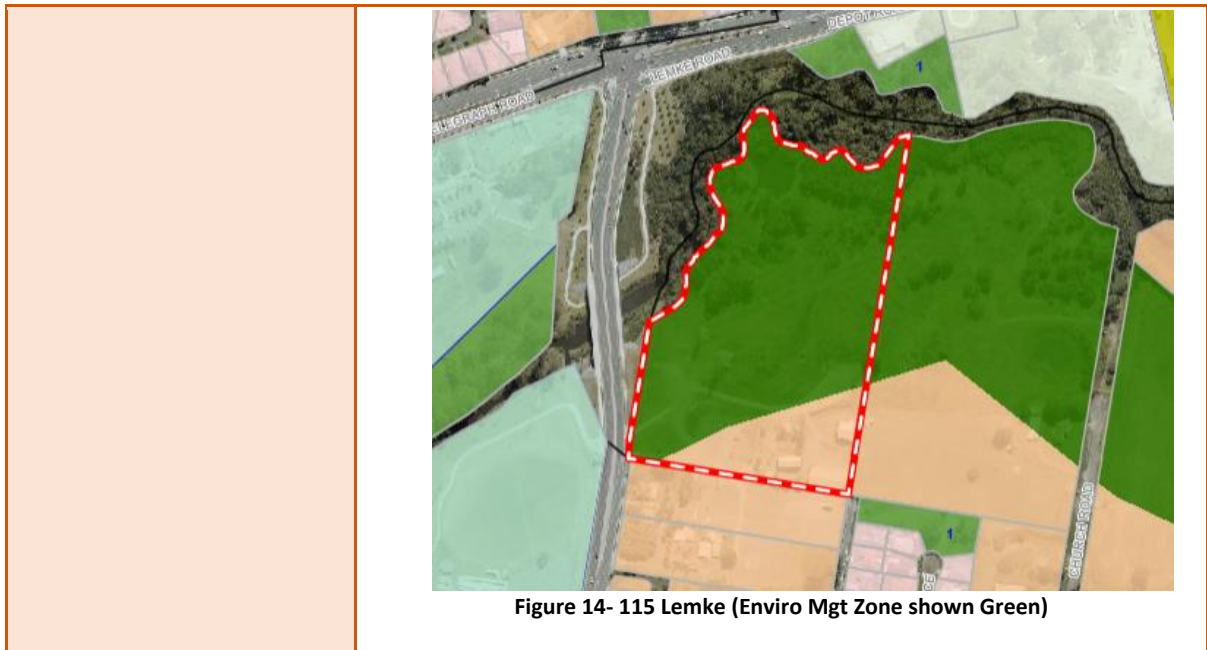


Figure 14- 115 Lemke (Enviro Mgt Zone shown Green)

Neighbourhood Plan Code	<p>Bracken Ridge Local Plan</p> <p>The site is not within any specific precinct. The proposal complies with the general provisions relating to height as the building is existing and does not exceed 2 storeys. A response to the Local Plan Code is contained within the Code Responses Report attached to this report.</p>
Use Codes	<p>Community Facilities Code</p> <p>This Code has been referred to as the Primary Assessment Code as Education Establishment was not listed on the Level of Assessment Table for the Emerging Community and Environmental Management Zones. This makes the proposal assessable against the entire Planning Scheme. This Code was identified as most relevant to the proposal. The proposal is compliant with this Code. Refer to the Code Responses Report attached to this report.</p>
Secondary Codes	<p>The proposal is compliant with all Secondary Codes relevant to the Community Facilities Code. Refer to the Code Responses Report attached to this report.</p> <p>Childcare Centre Code</p> <p>The use of the school for 'before and after school care' falls within the definition of both Childcare Centre and Education Establishment. It is considered a natural and ordinary ancillary use to the Educational Establishment. The proposal complies with this Code.</p> <p>Filling and Excavation Code</p> <p>No significant filling or excavation is proposed.</p>

	<p>Infrastructure Design Code No significant infrastructure is proposed.</p> <p>Landscape Work Code It is requested that a landscape plan be conditioned.</p> <p>Multiple Dwelling Code Not applicable. The proposal does not involve any accommodation.</p> <p>Outdoor Lighting Code No significant outdoor lighting is proposed.</p> <p>Park Planning and Design Code No park is proposed.</p> <p>Stormwater Code The site will be connected to the downstream stormwater main in 115 Lemke Road as shown in the above figure.</p> <p>Transport Access Parking and Servicing The site will utilise the existing access. On site turning for service vehicles has been provided. Car parking for x vehicles has been provided in accordance with the Transport Code.</p> <p>Wastewater Code Wastewater will be discharged to the main at the rear of the site.</p>
Overlay Codes	<p>Airport Environs Overlay The proposal is compliant with this Code. No structures or lighting will interfere with air traffic.</p> <p>Bicycle Network Overlay The proposal does not compromise the proposed bikeway along Lemke Road or into 115 Lemke Road.</p>



Figure 15 – Bikeway shown in green

Biodiversity Areas Overlay

The overly does not enter the 109 site. Only a small portion of the access is within the overlay on 115.



Figure 16 - Biodiversity in green hatching

Community Purposes Network Overlay

Not applicable. The site is not a trunk park.

Critical Infrastructure & Movement Network Overlay

Not applicable. The proposal does not compromise critical movement.

Flood Overlay

The site is flood free. The access road experiences some minor flood depths which remain trafficable in the relevant flood event.



Figure 17 – Flood in blue

Potential Acid Sulphate Soils Overlay

No significant filling or excavation is proposed at this stage. A subsequent Operational Works application will be made if required for the carpark. Acid Sulphate Soils can be addressed at this stage.



Road Hierarchy Overlay

Not applicable. The proposal does not compromise critical movement.

Streetscape Hierarchy Overlay

Not applicable. The proposal does not compromise the road hierarchy.

Waterway Corridors Overlay

The proposed works are not within the waterway corridor.



Figure 18 Waterway Corridor (blue)

The proposal is compliant with all relevant Codes.

Planning Scheme Policies

Structure Planning Scheme Policy

The proposal does not compromise the future adjoining development or road network. Brushbox Street will not be prevented from widening, completion or extension of its current alignment to the north. Water, sewer and other service networks are not compromised. No detailed structure planning was therefore deemed necessary beyond these considerations, at this time.

Compliance Summary

Higher Order Compliance

SARA
(State)
Mapping

Portions of the 115 Lemke site do contain State Overlays. However, no actual works are contained within the overlay areas.

No referrals were triggered.

The site is within the Urban Footprint. The proposal is for urban development.



Figure 19 – Urban footprint (pink)

The map includes 115 Lemke Road within the Coastal Protection - Coastal area - erosion prone area.

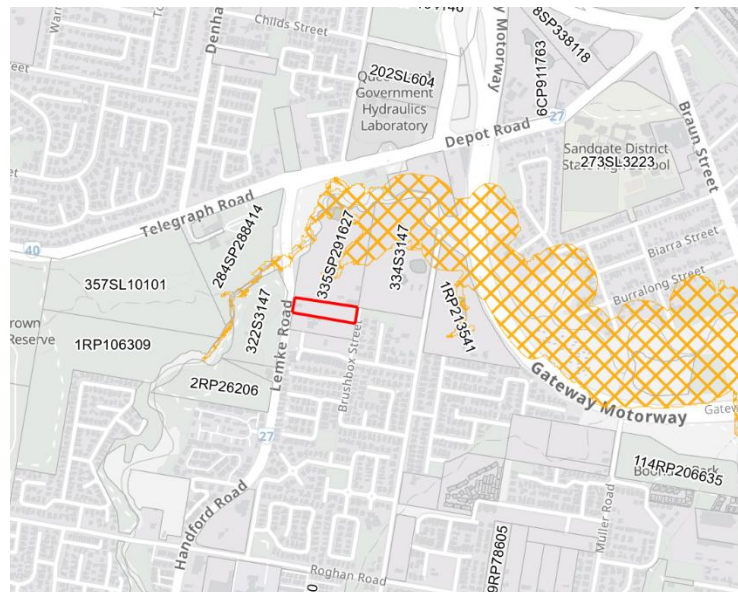


Figure 20 – Erosion prone

The map includes 115 Lemke Road within the Coastal Protection - Coastal area – medium storm tide inundation area.

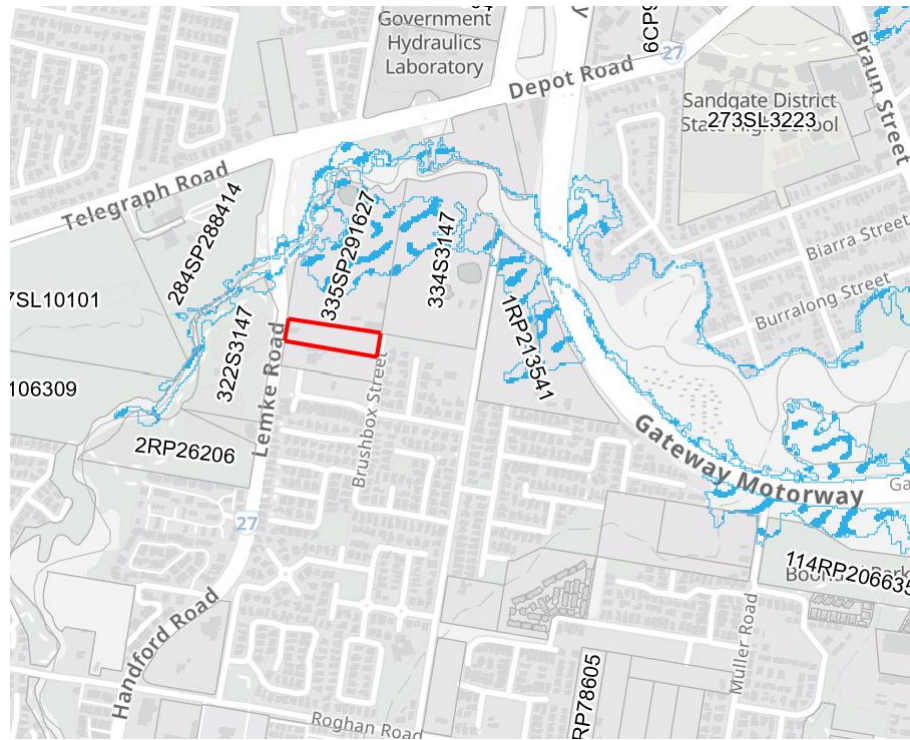


Figure 21 – Medium Storm Tide

The map includes the northern edge of 115 Lemke Road within the Coastal Protection - Coastal area – high storm tide inundation area

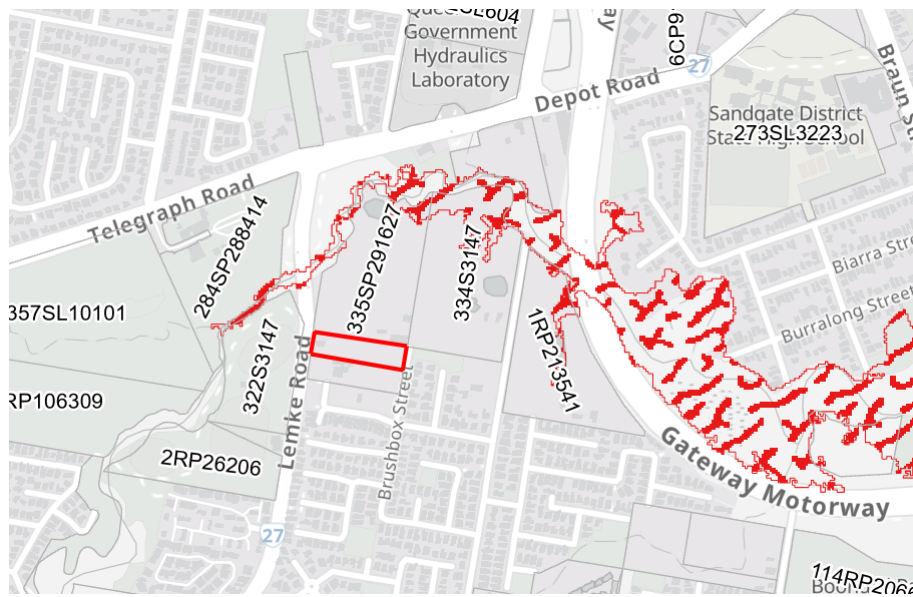


Figure 22- High Storm Tide

The map includes the northern edge of 115 Lemke Road within the Fish Habitat Areas - Queensland waterways for waterway barrier works area

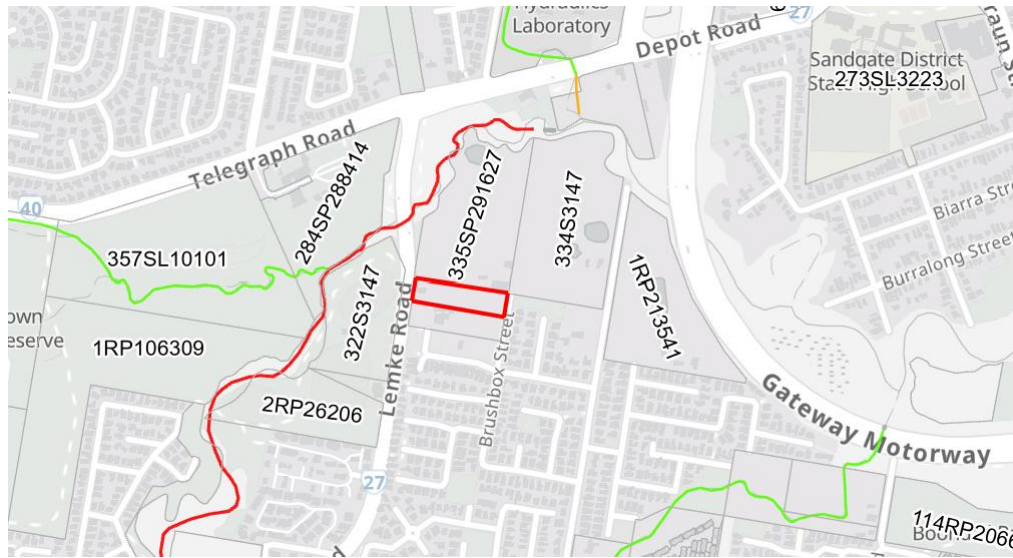


Figure 23 – Fish habitat

The map includes the northern edge of 115 Lemke Road within the Fish Habitat Areas – Major (tidal) area

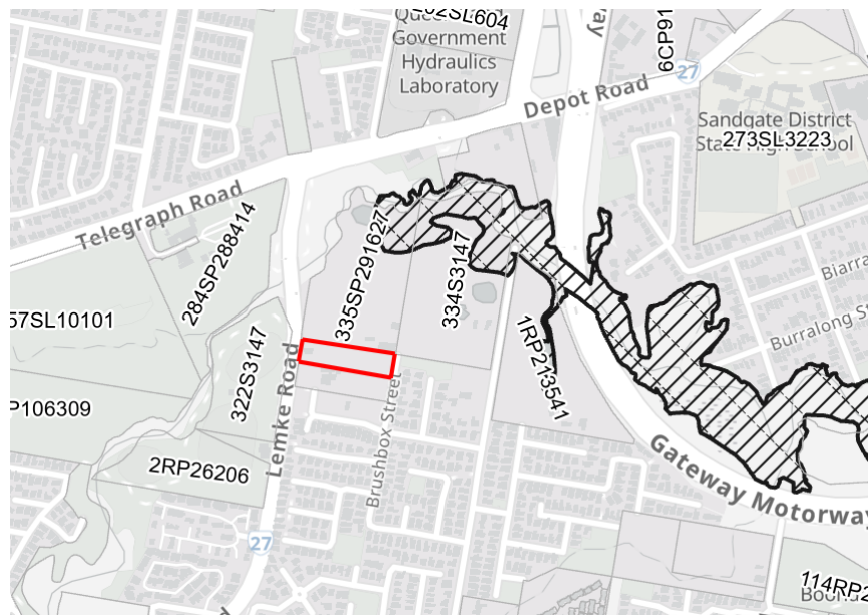


Figure 24- Tidal Area

Native vegetation clearing controls relate to a portion of the site. This matches the BCC Biodiversity Overlay. No additional clearing of vegetation is proposed as a result of this proposed modification. All works are located outside of these key environmental areas.

The map includes the northern edge of 115 Lemke Road within the Native vegetation clearing - Regulated vegetation management map (Other vegetation categories)

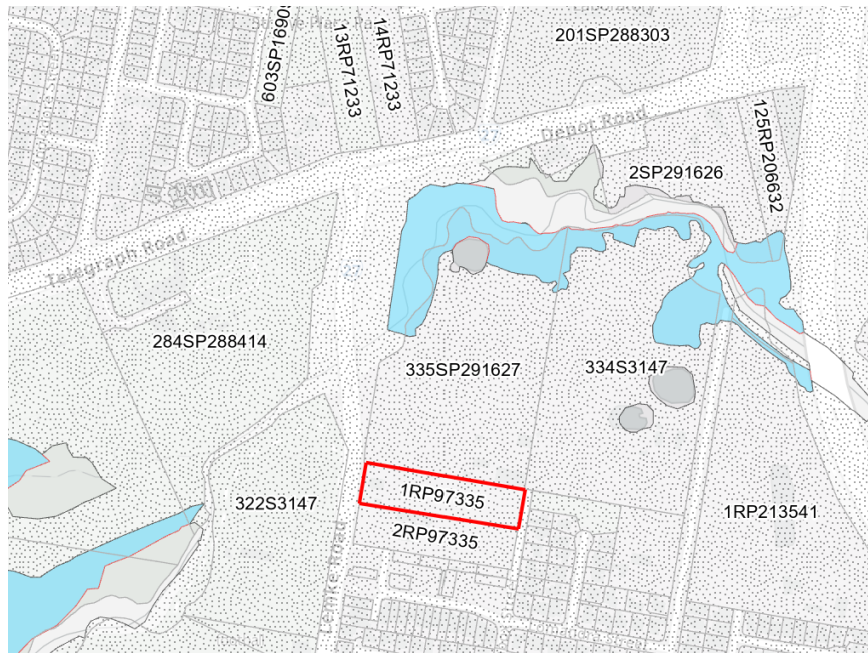


Figure 25- Native Vegetation

The map includes the northern edge of 115 Lemke Road within the Native vegetation clearing – Essential habitat area

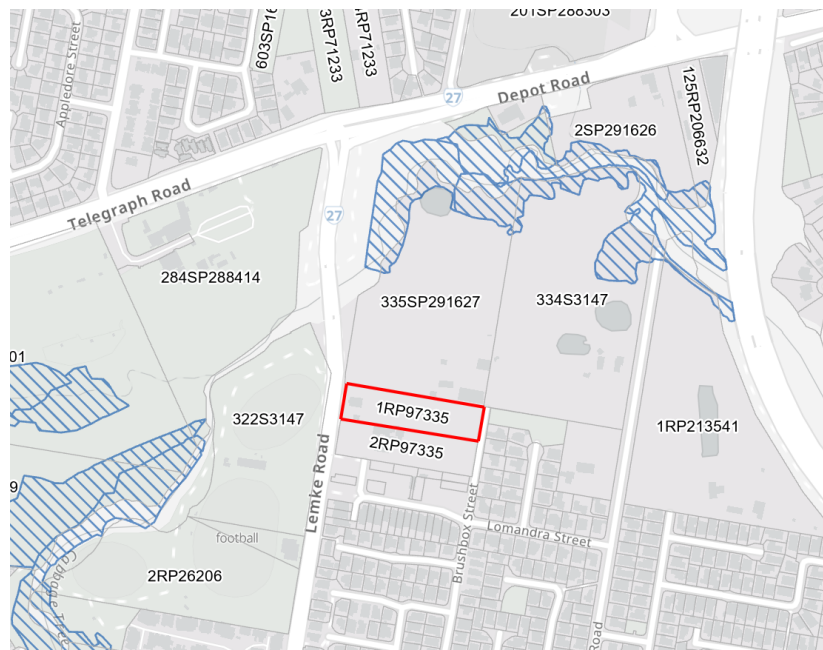


Figure 26 – Essential habitat

The map includes the northern edge of 115 Lemke Road within the Cre Koala habitat area

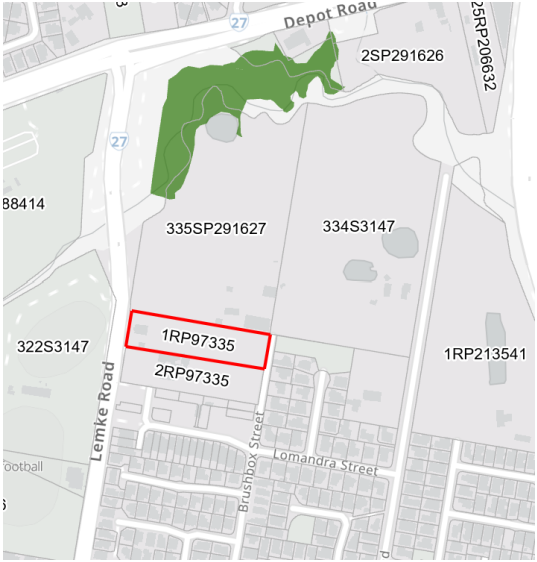


Figure 27- Koala habitat

<p>Strategic Plan</p>	<p>The proposal is in accordance with the Strategic Plan. The proposed community use will not, in any way, adversely impact the existing urban area.</p>
<p>Intent of the Zone</p>	<p>The proposal is appropriate in the Emerging Community Zone which is intended to contain schools.</p> <p>The character of the area will not be impacted and the proposal will not be a detriment to the amenity of the area.</p> <p>The proposed development will bring a range of community benefits related to the provision of educational activities.</p>

Conclusion

This application demonstrates that the proposed Educational Establishment at 109 Lemke Road, Taigum is an appropriate, well-considered, and beneficial use of the land within the context of the surrounding community and the applicable provisions of the Brisbane City Plan. The proposal complies with the intent of the Emerging Community Zone and Environmental Management Zone, aligns with the Bracken Ridge Local Plan, and satisfies the relevant assessment benchmarks of the primary and secondary codes.

The school will provide an important community service by meeting the educational and cultural needs of the growing Sikh, Punjabi, and Indian population in the region. The adaptive reuse of the existing dwelling, provision of safe vehicle access, compliant stormwater arrangements, and maintenance of existing vegetation ensures that the development has minimal environmental or amenity impacts. The proposal will not adversely affect adjoining properties, local character, or the functioning of the transport network, as supported by the accompanying specialist reports.

Overall, the development represents a logical, low-impact, and community-focused use of the site. It will deliver positive social outcomes without compromising environmental values or future planning intentions for the area. For these reasons, it is respectfully requested that Council approve the application in accordance with the submitted plans and documentation.



Attachment A
Photography



Photo 1: Existing house at 109 Lemke Rd, Taigum



Photo 2: Existing playground

Attachment B
Additional Information and General Searches

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

Property Address

109 LEMKE RD TAIGUM 4018

Parcel Details

Lot No and Plan: Lot 1 on RP97335

Full Property Holding:

Lot 1 on RP97335

Title Area *: 10,127 m²

Ward: DEAGON

PDF Maps GRID Reference: Map 5

* refer NOTES below

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



Zones

Name

EC Emerging community

Description

The purpose of the Emerging community zone code is to:

(a) Identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future.

(b) Manage the timely conversion of non-urban land to urban purposes.

(c) Prevent or discourage development that is likely to compromise appropriate longer term land use.

Refer to Part 6 in the City Plan 2014 and the Factsheets.

Neighbourhood Plans

Name

Bracken Ridge and district neighbourhood plan

Description

Neighbourhood Plans provide detailed guidance for development on sites within a Neighbourhood Plan boundary. Refer to the Bracken Ridge and district neighbourhood plan code.

Overlays

Name

Airport environs overlay

Description

The Airport environs overlay deals with issues of State Interest. It may also include locally identified issues that relate to airport environments. Refer to Part 8 in the City Plan 2014.

OLS - Horizontal limitation surface boundary

OLS – Horizontal limitation surface boundary sub-categories of the Airport environs overlay.

NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.

Procedures for air navigation surfaces (PANS)

Procedures for air navigation surfaces (PANS) sub-categories of the Airport environs overlay.

NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.

BBS zone - Distance from airport 3-8km

BBS zone - Distance from airport 3-8km sub-categories of the Airport environs overlay.

Name	Description
Bicycle network overlay	<p>The Bicycle network overlay deals with the provision of bikeway infrastructure and facilities to encourage the safe and efficient movement of pedestrians and cyclists through the movement network. Development is governed by the Bicycle network overlay code. Refer to Part 8 in the City Plan 2014.</p> <p>The Bicycle network overlay includes:</p> <ul style="list-style-type: none">• Primary cycle route sub-category• Secondary cycle route sub-category• Local cycle route sub-category• Riverwalk - Typology 1 (City reaches north and south) sub-category• Riverwalk - Typology 2 (Urban reaches) sub-category• Riverwalk - Floating walkway sub-category
Biodiversity areas overlay	<p>The Biodiversity areas overlay deals with biodiversity Areas of Ecological Significance (AES). This may include areas of High Ecological Significance (HES) and also areas of General Ecological Significance (GES) among others. Refer to Part 8 in the City Plan 2014.</p>
High ecological significance strategic sub-category	<p>High ecological significance strategic sub-category of the Biodiversity areas overlay.</p>
Community purposes network overlay	<p>The Community purposes network overlay implements the policy direction in the Strategic framework with respect to Brisbane's coordinated infrastructure planning and delivery, identifying land within the Community purposes network. Refer to Part 8, Part 10 Other Plans, Part 10.3.1 long term infrastructure plans for the Community Purpose Network in the City Plan 2014 and the Factsheets.</p> <p>The Community purposes network overlay includes the following sub-categories:</p> <ul style="list-style-type: none">• Existing trunk park sub-category• Existing non-trunk park sub-category• Existing community facilities and land for community facilities sub-category• LGIP planned land for community facilities specific location sub-category• LGIP planned park acquisition specific location sub-category• LGIP planned park upgrade specific location sub-category• LGIP planned park embellishment specific location sub-category• LGIP planned corridor park specific location sub-category• Long term land for community facilities specific location sub-category• Long term park specific location sub-category• Long term corridor park specific location sub-category <p>Refer to the Community purposes network map to see which sub-categories are relevant to specific properties.</p>
Critical infrastructure and movement network overlay	<p>For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.</p> <p>The Critical infrastructure and movement network overlay identifies critical assets and movement networks. Refer to Part 8 in the City Plan 2014.</p> <p>The Critical infrastructure and movement network overlay includes:</p> <ul style="list-style-type: none">• Critical assets sub-category• Critical infrastructure and movement planning area sub-category
Critical infrastructure and movement planning area sub-category	<p>Refer to the overlay map to see which sub-categories are relevant to specific properties.</p> <p>Critical infrastructure and movement planning area sub-category of the Critical infrastructure and movement network overlay.</p>

Name	Description
Flood overlay	<p>The Flood overlay deals with areas of land identified as subject to flooding, and deals with issues of State Interest. It may include the following areas of land identified within the local government area as:</p> <ul style="list-style-type: none">• areas of land with flooding and inundation potential;• overland flow paths identified locally. <p>It applies, at a minimum, to development that:</p> <ul style="list-style-type: none">• increases the number of people living and working in the natural hazard management area, except where the premises are occupied on a short term or intermittent basis; or• involves institutional uses where evacuating people may be difficult; or• involves the manufacture or storage of hazardous materials in bulk.
Creek/waterway flood planning area 5 sub-category	<p>Refer to Part 8 in the City Plan 2014. Individual property flood levels are provided on Council's Floodwise Property Report. Information to help understand your flood risk can be found on Council's Flood Awareness webpage.</p>
Potential and actual acid sulfate soils overlay	<p>Creek/waterway flood planning area 5 sub-category of the Flood overlay.</p>
Potential and actual acid sulfate soils sub-category	<p>The Potential and actual acid sulfate soils overlay deals with issues of State Interest. It may include areas of land identified within Brisbane as having potential or actual acid sulfate soils. Refer to Part 8 in the City Plan 2014.</p>
Land at or below 5m AHD sub-category	<p>Potential and actual acid sulfate soils sub-category of the Potential and actual acid sulphate soils overlay.</p>
Land above 5m AHD and below 20m AHD sub-category	<p>Land at or below 5m AHD sub-category of the Potential and actual acid sulphate soils overlay.</p>
Road hierarchy overlay	<p>Land above 5m AHD and below 20m AHD sub-category of the Potential and actual acid sulphate soils overlay.</p>
	<p>The Road hierarchy overlay applies to the existing and future road networks, including state controlled roads. Refer to Part 8 and Part 10 Other Plans, Part 10.3.3 long term infrastructure plans (corridor plan) for the road network in the City Plan 2014 and the Factsheets.</p> <p>The Road hierarchy overlay includes:</p> <ul style="list-style-type: none">• Motorways sub-category• Arterial roads sub-category• Suburban roads sub-category• District roads sub-category• Neighbourhood roads sub-category• Future motorway sub-category• Future arterial road sub-category• Future suburban road sub-category• Future district road sub-category• Primary freight routes sub-category• Primary freight access sub-category
	<p>Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.</p>

Name	Description
Streetscape hierarchy overlay	<p>The Streetscape hierarchy overlay identifies the various functions of the streetscape network and determines how development is assessed to ensure high quality subtropical streetscape outcomes are achieved. Refer to Part 8 in the City Plan 2014. The Streetscape hierarchy overlay includes:</p> <ul style="list-style-type: none">• Subtropical boulevard - in centre verge width 6m sub-category• Subtropical boulevard - in centre verge width 5m sub-category• Subtropical boulevard - in centre verge width 3.75m/4.25m sub-category• Subtropical boulevard - out of centre verge width 6m sub-category• Subtropical boulevard - out of centre verge width 5m sub-category• Subtropical boulevard - out of centre verge width 3.75m/4.25m sub-category• Centre street major sub-category• Centre street minor sub-category• Neighbourhood street major subcategory• Neighbourhood street minor sub-category• Industrial street sub-category• Pathway link sub-category• Corner land dedication sub-category• Locality street subcategory• Laneway sub-category• Wildlife movement solution sub-category <p>Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.</p>
Waterway corridors overlay	The Waterway corridors overlay deals with waterway corridors and surrounding riparian areas. Refer to Part 8 in the City Plan 2014.
Citywide waterway corridor sub-category	Citywide waterway corridor sub-category of the Waterway corridors overlay.

Local Government Infrastructure Plan

Name	Description
INCLUDED in Priority Infrastructure Area Note. - some properties may be only partly included in the Priority Infrastructure Area.	The priority infrastructure area identifies the areas that the local government prioritises in order to provide trunk infrastructure for urban development. The purpose of the priority infrastructure area is to align the footprint for development with the plans for trunk infrastructure. LGIP maps are referenced in Part 4 of City Plan 2014. Local Government Infrastructure Plan mapping and support material are in Schedule 3 of City Plan 2014. Refer to Factsheets.
Plans for Trunk Infrastructure (PFTI) PFTI Map Grid Reference Map Grid 73 All networks applicable	All Networks. The Plans for Trunk Infrastructure maps (Schedule 3) have been grouped by map tile. Please also refer to the map indexes relevant to each of the networks: Transport network (pathway network and ferry terminals network) maps; Parks and land for community facilities network maps; Transport network (road network) maps; Stormwater network maps; NOTE: The water supply network and sewerage network related information is now included in Urban Utilities (UU) water netserv plan. Further details can be obtained from UU.

Other Plans

Name

Stormwater network

Description

The Stormwater Code and the Long term infrastructure plans Other plan map for the Stormwater network implements the policy direction in the Strategic framework with respect to a coordinated infrastructure planning and delivery, identifying land within the Stormwater network. Refer to Part 9, Part 10 Other Plans, Part 10.3.2 long term infrastructure plans for the Stormwater network in the City Plan 2014 and the Factsheets.

The Long term infrastructure plans Other plan map for the Stormwater network includes the following types of items:

- Bioretention swale
- Land
- Natural channel
- Pipe (new)
- Pipe (relief drainage)
- Culvert
- Stormwater quality improvement device
- Rehabilitation
- Backflow prevention device

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

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














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City Plan 2014 — Zoning overlay

-  Refer to Part 10 of the planning scheme
-  LDR Low density residential
-  CR1 Character residential (Character)
-  CR2 Character residential (Infill housing)
-  LMR1 Low-medium density residential (2 storey mix)
-  LMR2 Low-medium density residential (2 or 3 storey mix)
-  LMR3 Low-medium density residential (Up to 3 storeys)
-  MDR Medium density residential
-  HDR1 High density residential (Up to 8 storeys)
-  HDR2 High density residential (Up to 15 storeys)
-  TA Tourist accommodation
-  NC Neighbourhood centre
-  DC1 District centre (District)
-  DC2 District centre (Corridor)
-  MC Major centre
-  PC1 Principal centre (City centre)
-  PC2 Principal centre (Regional centre)
-  LII Low impact industry
-  IN1 General industry A
-  IN2 General industry B
-  IN3 General industry C
-  SI Special industry
-  II Industry investigation
-  SR Sport and recreation
-  SR1 Sport and recreation (Local)
-  SR2 Sport and recreation (District)
-  SR3 Sport and recreation (Metropolitan)
-  OS Open space
-  OS1 Open space (Local)
-  OS2 Open space (District)
-  OS3 Open space (Metropolitan)
-  EM Environmental management
-  CN Conservation
-  CN1 Conservation (Local)
-  CN2 Conservation (District)
-  CN3 Conservation (Metropolitan)
-  EC Emerging community
-  EI Extractive industry
-  MU1 Mixed use (Inner city)
-  MU2 Mixed use (Centre frame)
-  MU3 Mixed use (Corridor)
-  RU Rural
-  RR Rural residential


-  T Township
-  CF1 Community facilities Major health care
-  CF2 Community facilities Major sports venue
-  CF3 Community facilities Cemetery
-  CF4 Community facilities Community purposes
-  CF5 Community facilities Education purposes
-  CF6 Community facilities Emergency services
-  CF7 Community facilities Health care purposes
-  SC1 Specialised centre (Major education and research facility)
-  SC2 Specialised centre (Entertainment and conference centre)
-  SC3 Specialised centre (Brisbane Markets)
-  SC4 Specialised centre (Large format retail)
-  SC5 Specialised centre (Mixed industry and business)
-  SC6 Specialised centre (Marina)
-  SP1 Special purpose (Defence)
-  SP2 Special purpose (Detention facility)
-  SP3 Special purpose (Transport infrastructure)
-  SP4 Special purpose (Utility services)
-  SP5 Special purpose (Airport)
-  SP6 Special purpose (Port)

Major electricity infrastructure high voltage powerline

Major electricity infrastructure high voltage powerline easements

-  Major electricity infrastructure high voltage powerline easements

Local Government Authorities

-  LGA boundary

Property boundaries holding

-  Property Holding

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

Property Address

115 LEMKE RD TAIGUM 4018

Parcel Details

Lot No and Plan: Lot 335 on SP291627

Full Property Holding:

Lot 335 on SP291627

Title Area *: 56,648 m²

Ward: DEAGON

PDF Maps GRID Reference: Map 5

* refer NOTES below

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



Zones

Name

EM Environmental management

Description

The purpose of the Environmental management zone code is to recognise environmentally sensitive areas and may provide for houses on lots and other low impact activities where suitable. These areas are protected from inclusion of any urban, suburban, centre or industrial land use except quarries that are identified in the strategic framework. Refer to Part 6 in the City Plan 2014 and the Factsheets.

EC Emerging community

The purpose of the Emerging community zone code is to:

- Identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future.
- Manage the timely conversion of non-urban land to urban purposes.
- Prevent or discourage development that is likely to compromise appropriate longer term land use.

Refer to Part 6 in the City Plan 2014 and the Factsheets.

Neighbourhood Plans

Name

Bracken Ridge and district neighbourhood plan

Description

Neighbourhood Plans provide detailed guidance for development on sites within a Neighbourhood Plan boundary. Refer to the Bracken Ridge and district neighbourhood plan code.

Overlays

Name

Airport environs overlay

Description

The Airport environs overlay deals with issues of State Interest. It may also include locally identified issues that relate to airport environments. Refer to Part 8 in the City Plan 2014.

OLS - Horizontal limitation surface boundary

OLS – Horizontal limitation surface boundary sub-categories of the Airport environs overlay.

NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.

Procedures for air navigation surfaces (PANS)

Procedures for air navigation surfaces (PANS) sub-categories of the Airport environs overlay.

NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.

BBS zone - Distance from airport 3-8km

BBS zone - Distance from airport 3-8km sub-categories of the Airport environs overlay.

Name	Description
Bicycle network overlay	<p>The Bicycle network overlay deals with the provision of bikeway infrastructure and facilities to encourage the safe and efficient movement of pedestrians and cyclists through the movement network. Development is governed by the Bicycle network overlay code. Refer to Part 8 in the City Plan 2014.</p> <p>The Bicycle network overlay includes:</p> <ul style="list-style-type: none">• Primary cycle route sub-category• Secondary cycle route sub-category• Local cycle route sub-category• Riverwalk - Typology 1 (City reaches north and south) sub-category• Riverwalk - Typology 2 (Urban reaches) sub-category• Riverwalk - Floating walkway sub-category
Biodiversity areas overlay	<p>The Biodiversity areas overlay deals with biodiversity Areas of Ecological Significance (AES). This may include areas of High Ecological Significance (HES) and also areas of General Ecological Significance (GES) among others. Refer to Part 8 in the City Plan 2014.</p>
High ecological significance sub-category	High ecological significance sub-category of the Biodiversity areas overlay.
High ecological significance strategic sub-category	High ecological significance strategic sub-category of the Biodiversity areas overlay.
Matters of state environmental significance (MSES) sub-category	Matters of state environmental significance (MSES) sub-category of the Biodiversity areas overlay.
Matters of state environmental significance (MSES) sub-category	Matters of state environmental significance (MSES) sub-category of the Biodiversity areas overlay.
Coastal hazard overlay	<p>The Coastal hazard overlay identifies land subject to coastal hazard impact and deals with issues of State Interest. Where land is identified within a flood planning area on the Flood overlay map and on the Coastal hazard overlay map, the assessment criteria that provides the highest level of protection from any source of flooding applies. The Coastal hazard overlay map utilises Coastal hazard map data as published by the Department of Environment and Heritage Protection. Refer to Part 8 in the City Plan 2014.</p>
Erosion prone area - coastal erosion sub-category	Area mapped showing erosion prone area at risk due to storm impact and long term trends of sediment loss and channel migration by the Department of Environment and Heritage Protection in the Coastal hazard overlay.
Erosion prone area - permanent inundation due to sea level rise at 2100 sub-category	Area mapped as an erosion prone area at risk of permanent inundation due to sea level rise and climate change at 2100 by the Department of Environment and Heritage Protection in the Coastal hazard overlay.
High storm-tide inundation area sub-category	Area mapped as vulnerable to high storm-tide inundation greater than 1m in depth by the Department of Environment and Heritage Protection in the Coastal hazard overlay.
Medium storm-tide inundation area sub-category	Area mapped as vulnerable to medium storm-tide inundation less than 1 metre in depth by the Department of Environment and Heritage Protection in the Coastal hazard overlay.
Community purposes network overlay	<p>The Community purposes network overlay implements the policy direction in the Strategic framework with respect to Brisbane's coordinated infrastructure planning and delivery, identifying land within the Community purposes network. Refer to Part 8, Part 10 Other Plans, Part 10.3.1 long term infrastructure plans for the Community Purpose Network in the City Plan 2014 and the Factsheets.</p> <p>The Community purposes network overlay includes the following sub-categories:</p> <ul style="list-style-type: none">• Existing trunk park sub-category• Existing non-trunk park sub-category• Existing community facilities and land for community facilities sub-category• LGIP planned land for community facilities specific location sub-category• LGIP planned park acquisition specific location sub-category• LGIP planned park upgrade specific location sub-category• LGIP planned park embellishment specific location sub-category• LGIP planned corridor park specific location sub-category• Long term land for community facilities specific location sub-category• Long term park specific location sub-category• Long term corridor park specific location sub-category <p>Refer to the Community purposes network map to see which sub-categories are relevant to specific properties.</p> <p>For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.</p>

Name	Description
Critical infrastructure and movement network overlay	<p>The Critical infrastructure and movement network overlay identifies critical assets and movement networks. Refer to Part 8 in the City Plan 2014.</p> <p>The Critical infrastructure and movement network overlay includes:</p> <ul style="list-style-type: none">• Critical assets sub-category• Critical infrastructure and movement planning area sub-category <p>Refer to the overlay map to see which sub-categories are relevant to specific properties.</p>
Critical infrastructure and movement planning area sub-category	<p>Critical infrastructure and movement planning area sub-category of the Critical infrastructure and movement network overlay.</p>
Flood overlay	<p>The Flood overlay deals with areas of land identified as subject to flooding, and deals with issues of State Interest. It may include the following areas of land identified within the local government area as:</p> <ul style="list-style-type: none">• areas of land with flooding and inundation potential;• overland flow paths identified locally. <p>It applies, at a minimum, to development that:</p> <ul style="list-style-type: none">• increases the number of people living and working in the natural hazard management area, except where the premises are occupied on a short term or intermittent basis; or• involves institutional uses where evacuating people may be difficult; or• involves the manufacture or storage of hazardous materials in bulk. <p>Refer to Part 8 in the City Plan 2014.</p> <p>Individual property flood levels are provided on Council's Floodwise Property Report. Information to help understand your flood risk can be found on Council's Flood Awareness webpage.</p>
Creek/waterway flood planning area 1 sub-category	<p>Creek/waterway flood planning area 1 sub-category of the Flood overlay.</p>
Creek/waterway flood planning area 2 sub-category	<p>Creek/waterway flood planning area 2 sub-category of the Flood overlay.</p>
Creek/waterway flood planning area 3 sub-category	<p>Creek/waterway flood planning area 3 sub-category of the Flood overlay.</p>
Creek/waterway flood planning area 4 sub-category	<p>Creek/waterway flood planning area 4 sub-category of the Flood overlay.</p>
Creek/waterway flood planning area 5 sub-category	<p>Creek/waterway flood planning area 5 sub-category of the Flood overlay.</p>
Industrial amenity overlay	<p>The Industrial amenity overlay provides for the assessment of the suitability of development in the Industrial amenity overlay. Development within these areas is governed by the Industrial amenity overlay code. Refer to Part 8 in the City Plan 2014.</p>
Industrial amenity investigation area sub-category	<p>Industrial amenity investigation area sub-category of the Industrial amenity overlay.</p>
Potential and actual acid sulfate soils overlay	<p>The Potential and actual acid sulfate soils overlay deals with issues of State Interest. It may include areas of land identified within Brisbane as having potential or actual acid sulfate soils. Refer to Part 8 in the City Plan 2014.</p>
Potential and actual acid sulfate soils sub-category	<p>Potential and actual acid sulfate soils sub-category of the Potential and actual acid sulphate soils overlay.</p>
Land at or below 5m AHD sub-category	<p>Land at or below 5m AHD sub-category of the Potential and actual acid sulphate soils overlay.</p>
Land above 5m AHD and below 20m AHD sub-category	<p>Land above 5m AHD and below 20m AHD sub-category of the Potential and actual acid sulphate soils overlay.</p>
Regional infrastructure corridors and substations overlay	<p>The Regional infrastructure corridors and substations overlay deals with electricity substations and regional infrastructure corridors for major electricity infrastructure, pipelines, regional recreation trails and stock routes. Refer to Part 8 in the City Plan 2014.</p>
Major electricity infrastructure high voltage powerline sub-category	<p>Major electricity infrastructure high voltage powerline sub-category of the Regional infrastructure corridors and substations overlay.</p>
Major electricity infrastructure high voltage powerline easement sub-category	<p>Major electricity infrastructure high voltage powerline easement sub-category of the Regional infrastructure corridors and substations overlay.</p>

Name	Description
Road hierarchy overlay	<p>The Road hierarchy overlay applies to the existing and future road networks, including state controlled roads. Refer to Part 8 and Part 10 Other Plans, Part 10.3.3 long term infrastructure plans (corridor plan) for the road network in the City Plan 2014 and the Factsheets.</p> <p>The Road hierarchy overlay includes:</p> <ul style="list-style-type: none">• Motorways sub-category• Arterial roads sub-category• Suburban roads sub-category• District roads sub-category• Neighbourhood roads sub-category• Future motorway sub-category• Future arterial road sub-category• Future suburban road sub-category• Future district road sub-category• Primary freight routes sub-category• Primary freight access sub-category <p>Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.</p>
Streetscape hierarchy overlay	<p>The Streetscape hierarchy overlay identifies the various functions of the streetscape network and determines how development is assessed to ensure high quality subtropical streetscape outcomes are achieved. Refer to Part 8 in the City Plan 2014. The Streetscape hierarchy overlay includes:</p> <ul style="list-style-type: none">• Subtropical boulevard - in centre verge width 6m sub-category• Subtropical boulevard - in centre verge width 5m sub-category• Subtropical boulevard - in centre verge width 3.75m/4.25m sub-category• Subtropical boulevard - out of centre verge width 6m sub-category• Subtropical boulevard - out of centre verge width 5m sub-category• Subtropical boulevard - out of centre verge width 3.75m/4.25m sub-category• Centre street major sub-category• Centre street minor sub-category• Neighbourhood street major subcategory• Neighbourhood street minor sub-category• Industrial street sub-category• Pathway link sub-category• Corner land dedication sub-category• Locality street subcategory• Laneway sub-category• Wildlife movement solution sub-category <p>Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.</p>
Transport noise corridor overlay	<p>The Transport noise corridor overlay deals with areas of land identified as being affected by transport noise as established under Chapter 8B of the Building Act 1975. It may include areas of land affected by noise from:</p> <ul style="list-style-type: none">• State controlled roads (State mapping)• Franchised roads• Local government controlled roads• Railway land (State mapping)
Noise corridor - Brisbane: Queensland Development Code MP4.4 Noise Category 1 sub-category	Queensland Development Code MP4.4 Noise Category 1 sub-category of the Transport noise corridor overlay.
Waterway corridors overlay	The Waterway corridors overlay deals with waterway corridors and surrounding riparian areas. Refer to Part 8 in the City Plan 2014.
Citywide waterway corridor sub-category	Citywide waterway corridor sub-category of the Waterway corridors overlay.

Local Government Infrastructure Plan

Name	Description
INCLUDED in Priority Infrastructure Area Note. - some properties may be only partly included in the Priority Infrastructure Area.	The priority infrastructure area identifies the areas that the local government prioritises in order to provide trunk infrastructure for urban development. The purpose of the priority infrastructure area is to align the footprint for development with the plans for trunk infrastructure. LGIP maps are referenced in Part 4 of City Plan 2014. Local Government Infrastructure Plan mapping and support material are in Schedule 3 of City Plan 2014. Refer to Factsheets.
Plans for Trunk Infrastructure (PFTI) PFTI Map Grid Reference Map Grid 73 All networks applicable	All Networks. The Plans for Trunk Infrastructure maps (Schedule 3) have been grouped by map tile. Please also refer to the map indexes relevant to each of the networks: Transport network (pathway network and ferry terminals network) maps; Parks and land for community facilities network maps; Transport network (road network) maps; Stormwater network maps; NOTE: The water supply network and sewerage network related information is now included in Urban Utilities (UU) water netserv plan. Further details can be obtained from UU.

Other Plans

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

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City Plan 2014 — LGIP — Network Key

 Plans for Trunk Infrastructure - map grid index

City Plan 2014 — LGIP — Service catchments — Stormwater network


 Stormwater service catchments

City Plan 2014 — LGIP — Service catchments — Transport (road) network

 Transport service catchments

 Citywide transport service catchments

City Plan 2014 — LGIP — Service catchments — Parks network

 Citywide parks service catchments

City Plan 2014 — LGIP — Service catchments — Land for community facilities network

 Citywide community facilities service catchments

City Plan 2014 — LGIP — Service catchments — Transport network (pathway network and ferry terminals network)

 APT service catchment (a)

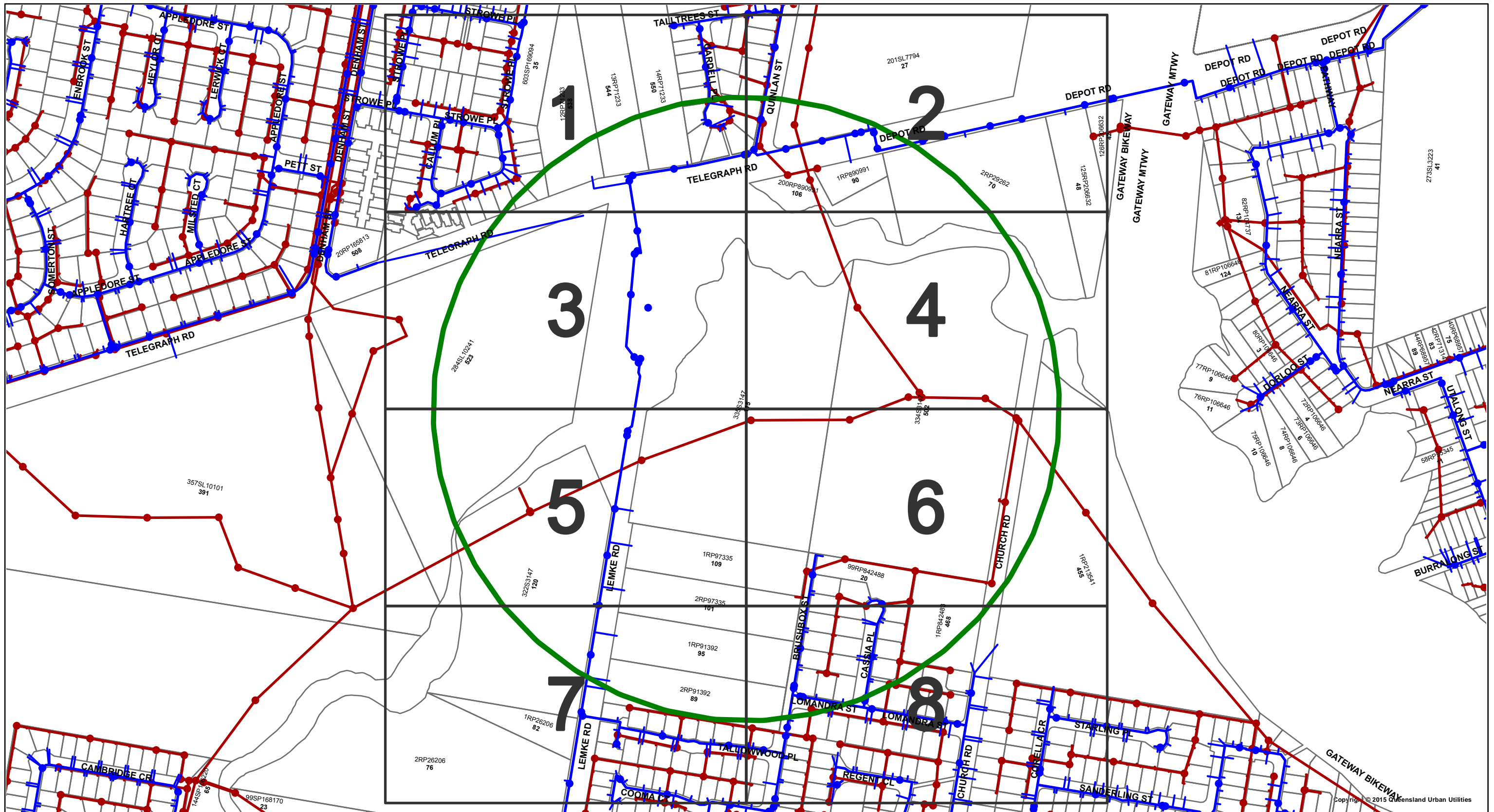
Local Government Authorities

 LGA boundary

Property boundaries holding

 Property Holding

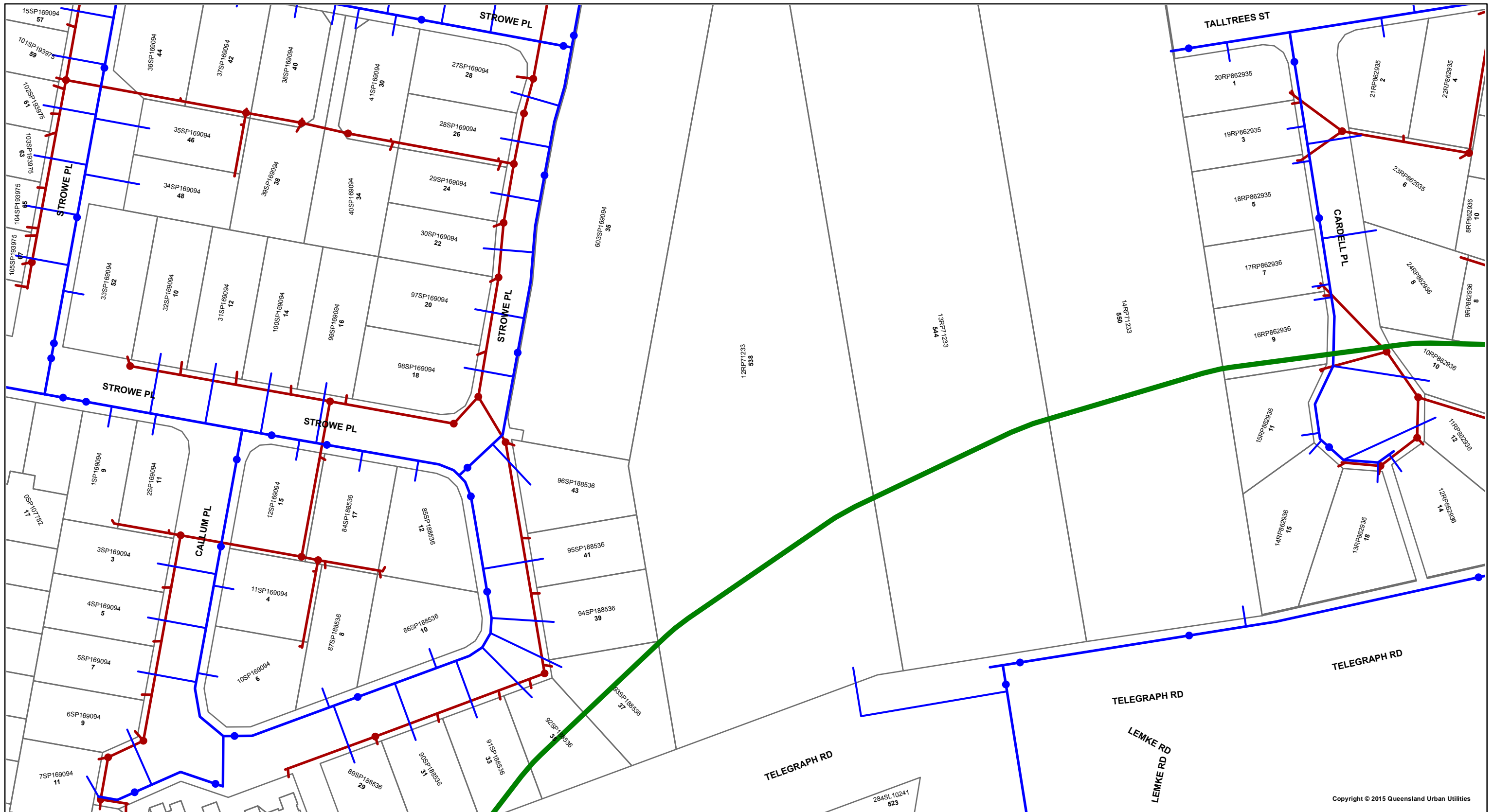
Queensland Urban Utilities - Water & Sewer Infrastructure



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	<p>DBYD - Queensland Urban Utilities Water & Sewer Infrastructure</p> <p>DBYD Reference No: 55816804</p> <p>Revised: 21/09/2016 2:35:00 PM Date: 12/10/2016 12:00:00 M Prepared: 21/09/2016 Scale: 1:30</p>	<table border="0"> <tr> <th>Sewer</th> <th>Water</th> </tr> <tr> <td>● r s t r t r e</td> <td>● r s t r t r e</td> </tr> <tr> <td>◆ M r r s t r t r e</td> <td>◆ M r r s t r t r e</td> </tr> <tr> <td>— e t r P e e s</td> <td>— e t r P e e s</td> </tr> <tr> <td>— R e e t e r P e e s</td> <td>— e t r S t r t r e s</td> </tr> <tr> <td>▨ e t r S t r t r e s</td> <td></td> </tr> </table>	Sewer	Water	● r s t r t r e	● r s t r t r e	◆ M r r s t r t r e	◆ M r r s t r t r e	— e t r P e e s	— e t r P e e s	— R e e t e r P e e s	— e t r S t r t r e s	▨ e t r S t r t r e s			<p>es re te r te r r o t r r t e s e r e s s r e re t t r e t e s s r e r e s s r e r t e s s r e t e s r e s t e a t t e r t r e s e s t r t t e m e e s t e r t r e s e s s e r e s t e r e e t r t. s e r t s t r e t e s t e e s e r t e t t r R e s r e s M e s 2012. s e r t e t t e r t t e s e t t e e r e e t t e s t e e s r t r e t e t e r t e r t e t e s t e t e s e r r e t r e t r e s e r t e r s. S t e e s e r t e t t r R e s r e s M e s 2012</p> <p>r r e r t e s e e s r t t e s 13 26 57 7 7 e e s . t s e r e e s 13 23 64 24 7 . r t t e s . 86 673 835 011</p>
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Queensland Urban Utilities - Water & Sewer Infrastructure

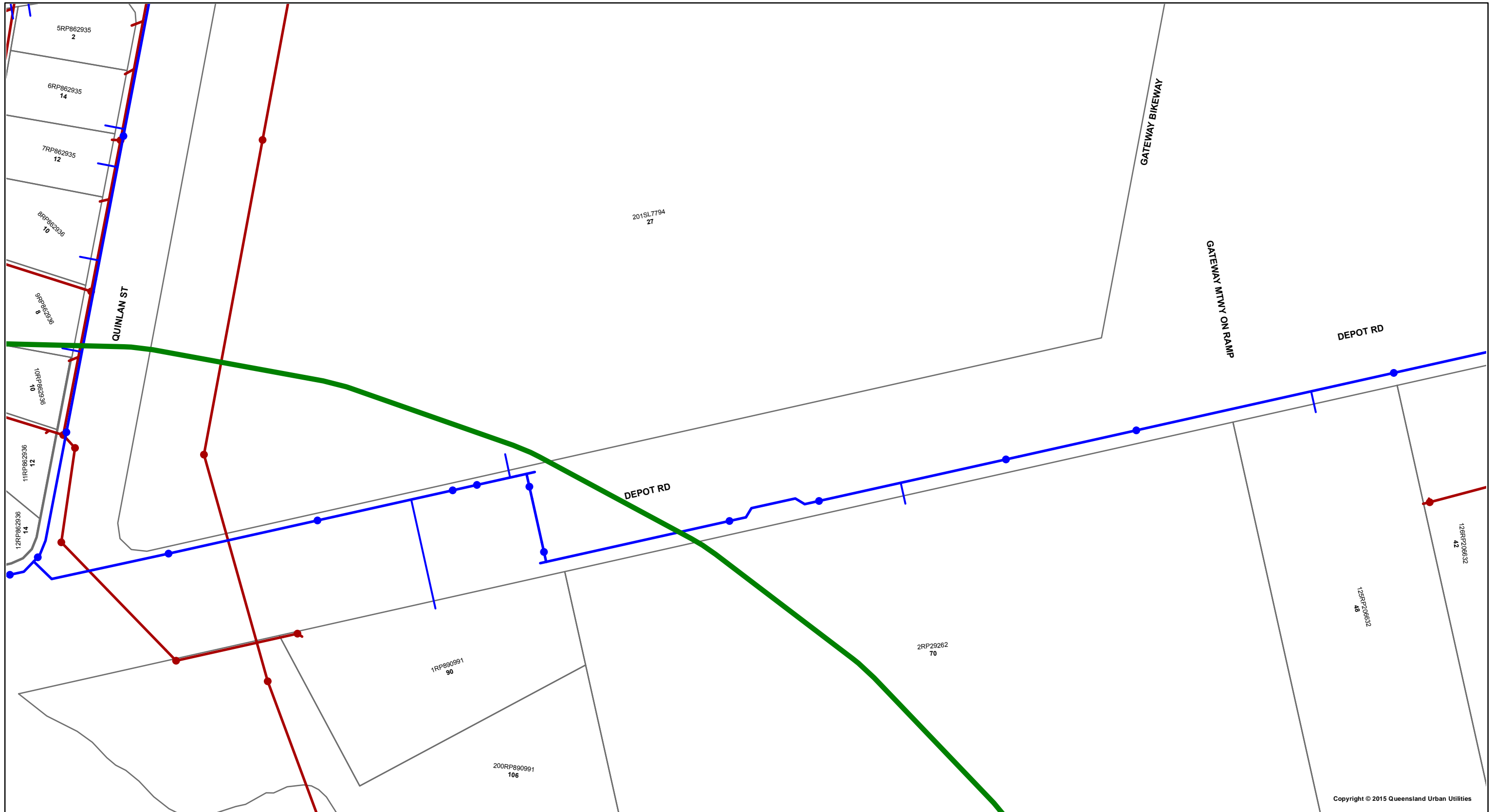


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<p>QUEENSLAND UrbanUtilities</p>	<p>DBYD - Queensland Urban Utilities Water & Sewer Infrastructure</p> <p>DBYD Reference No: 55816804</p> <p>te Re Re ee 21 09 2016 2 35 00 PM te t e e 12 10 2016 12 00 00 M te M Pr e e 21 09 2016 s M s r 30 s Pr e e s r t tes</p>	<p>Sewer</p> <ul style="list-style-type: none"> ● r str t re ◆ M r r str t re — et r P e es — Re e ter P e es ▨ et r Str t res 	<p>Water</p> <ul style="list-style-type: none"> ● r str t re ◆ M r r str t re — et r P e es ▨ et r Str t res 	<p>N Map Scale 1 1000</p>	<p>e s re t e r t e r r e t r t tes e s s r e e re t t r e t e s s r e r e s s r e r t e s s r e t e s r s t e b t r s s e s t r t t e m e e s t r e e t r t r e s s s s e s e s e . e s s s e r e s t e r e e t r t . s e r t s t r e t e s t e e s e r t e t t r Res res Mes 2012. s e r t t e s t e r t t e s t t e e e r e e t t e s t e e s r t r e t t e t t e t e r t e e r s e r s s e e t e r t s e t t e s t e t t e s e r r e t r e t r e s e r e t e r s. S t l e e e s e r t e t t r Res res Mes 2012 r r e r t e s e e e s r t tes 13 26 57 7 7 e e s . ts e e e s 13 23 64 24 7 . r t tes . 86 673 835 011</p>
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Queensland Urban Utilities - Water & Sewer Infrastructure

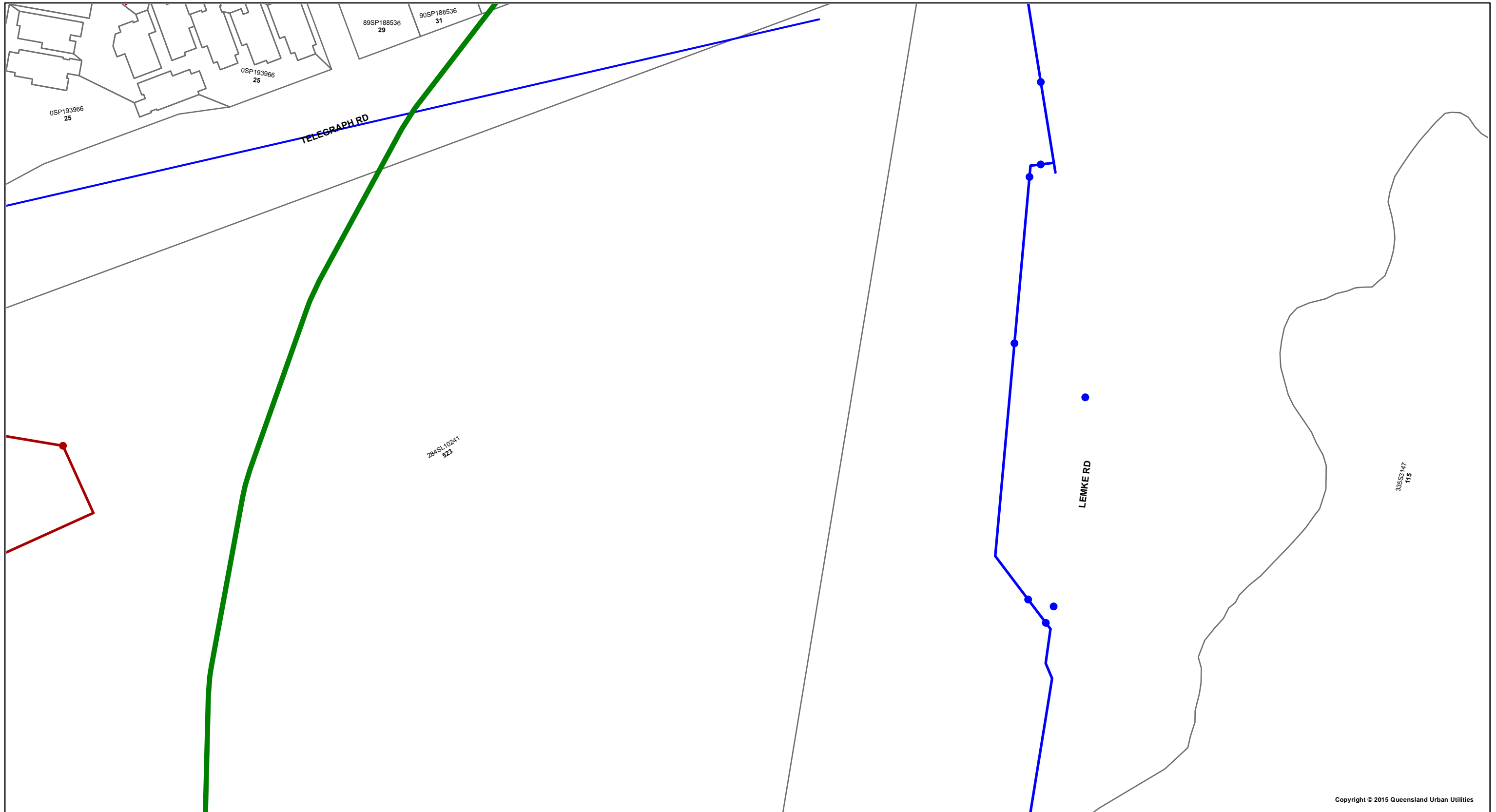


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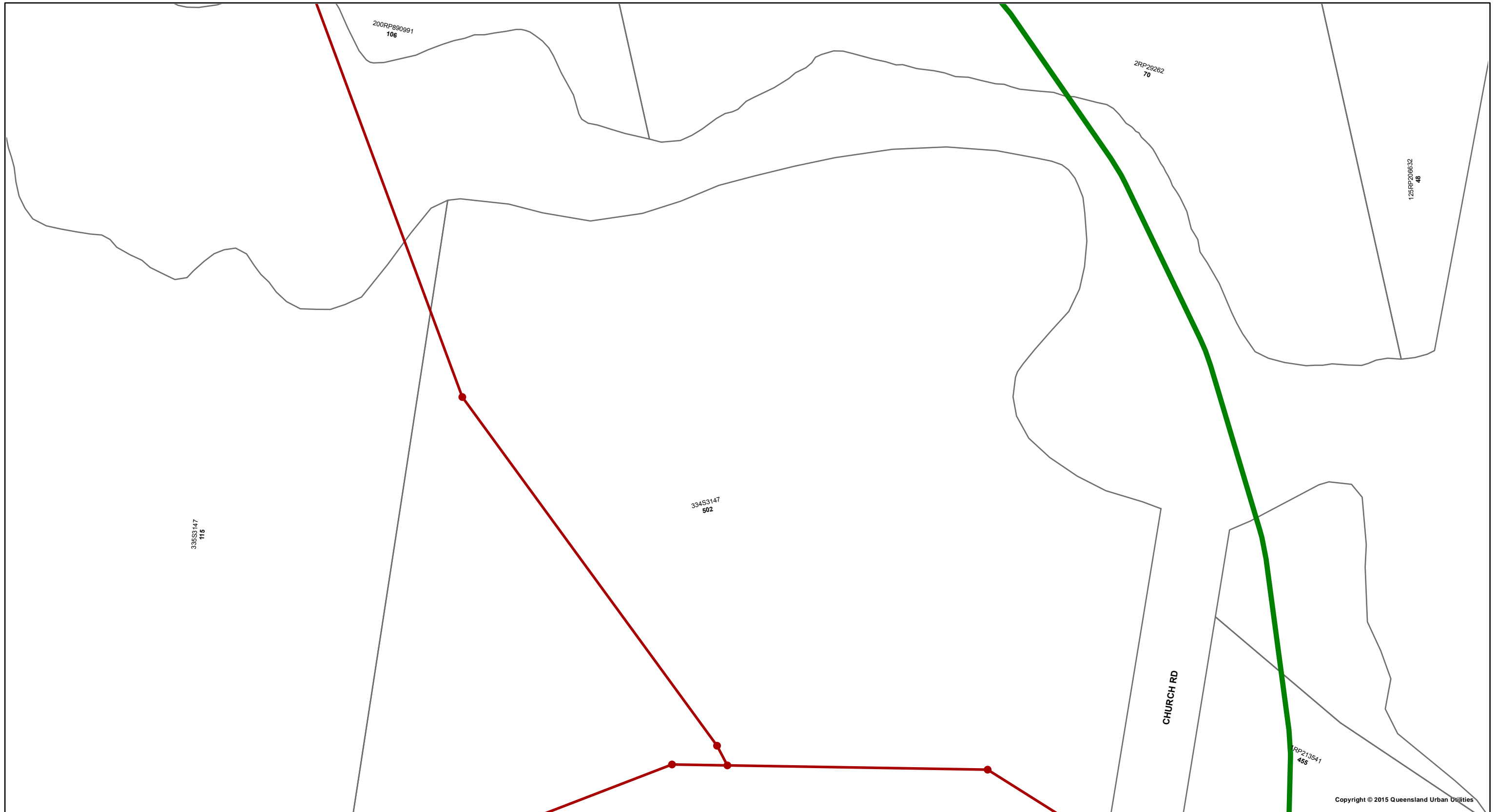


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	<p>DBYD - Queensland Urban Utilities Water & Sewer Infrastructure</p> <p>DBYD Reference No: 55816804</p> <p>te Re Re ee 21 09 2016 2 35 00 PM te t ee 12 10 2016 12 00 00 M te M Pr e 21 09 2016 sM s r30 s Pr e ee s r t tes</p>	<p>Sewer</p> <ul style="list-style-type: none"> ● r str t re ◆ M r r str t re — et r P e es — Re e ter P e es ▨ et r Str t res <p>Water</p> <ul style="list-style-type: none"> ● r str t re ◆ M r r str t re — et r P e es ▨ et r Str t res 	<p>N Map Scale 1 1000</p>	<p>e s re te r te r e t r tes e res r e re t t r ete ss re less re r t ess r r se. t es ns s t e b t r s e s r t t t e me es t re e t r t r e t e s. s s e s e s e . e s s e r e s t e r e e t r t. se r t s t r e t e St e e s e r t e t t r Res res M es 2012. s e r t t e St e r t t e s e t t e e e r e e t t e St e es r t r e t t e t r e t e e r s s e r ss s e e t e r t s e t e t t e s e r r e t r e t r e s e r e t e r s. St e e s e r t e t t r Res res M es 2012</p> <p>r r e r t t e s e e s r t tes 13 26 57 7 7 ee s. ts e e r e s 13 23 64 24 7. r r t tes. . 86 673 835 011</p>
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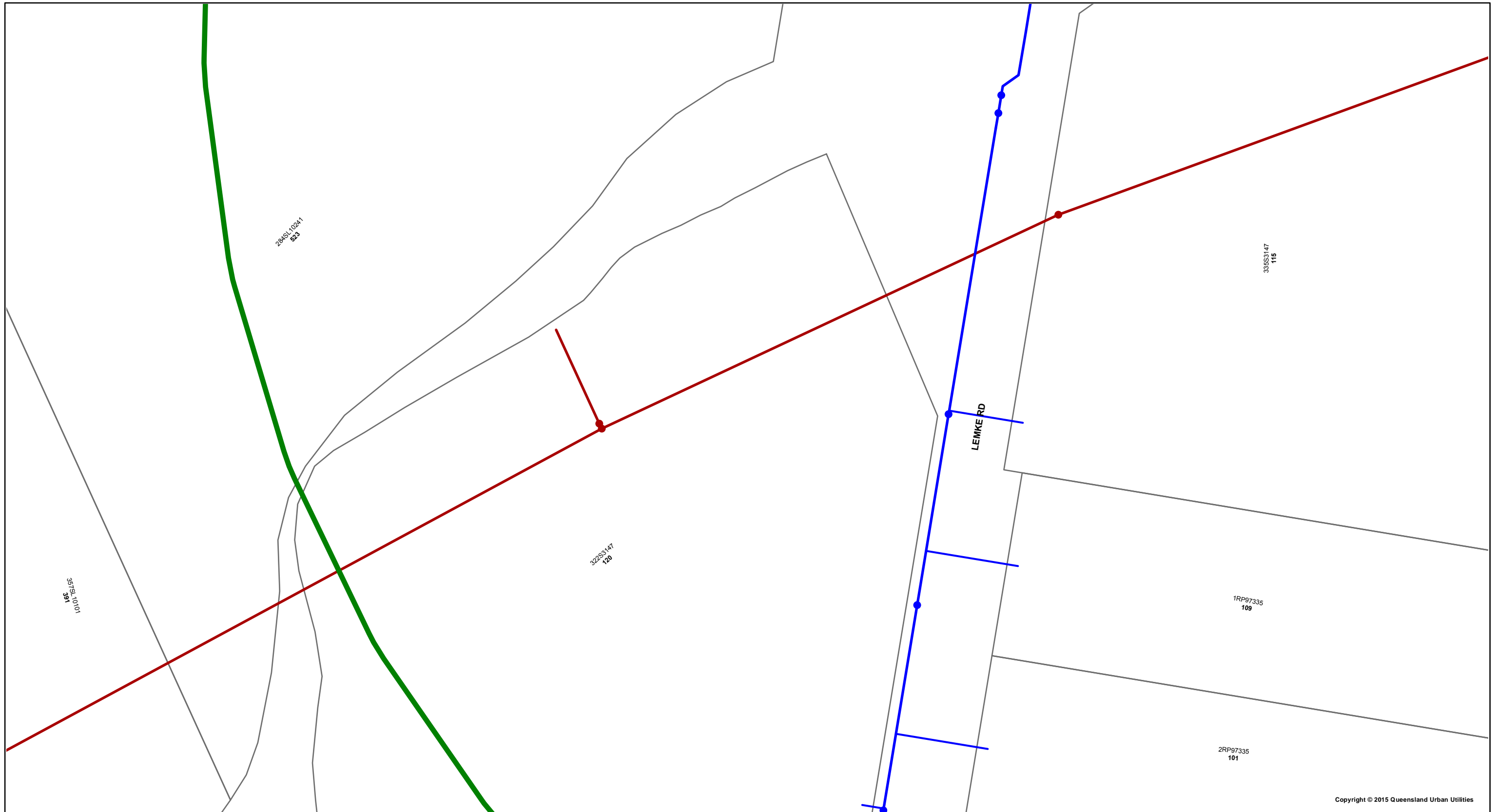


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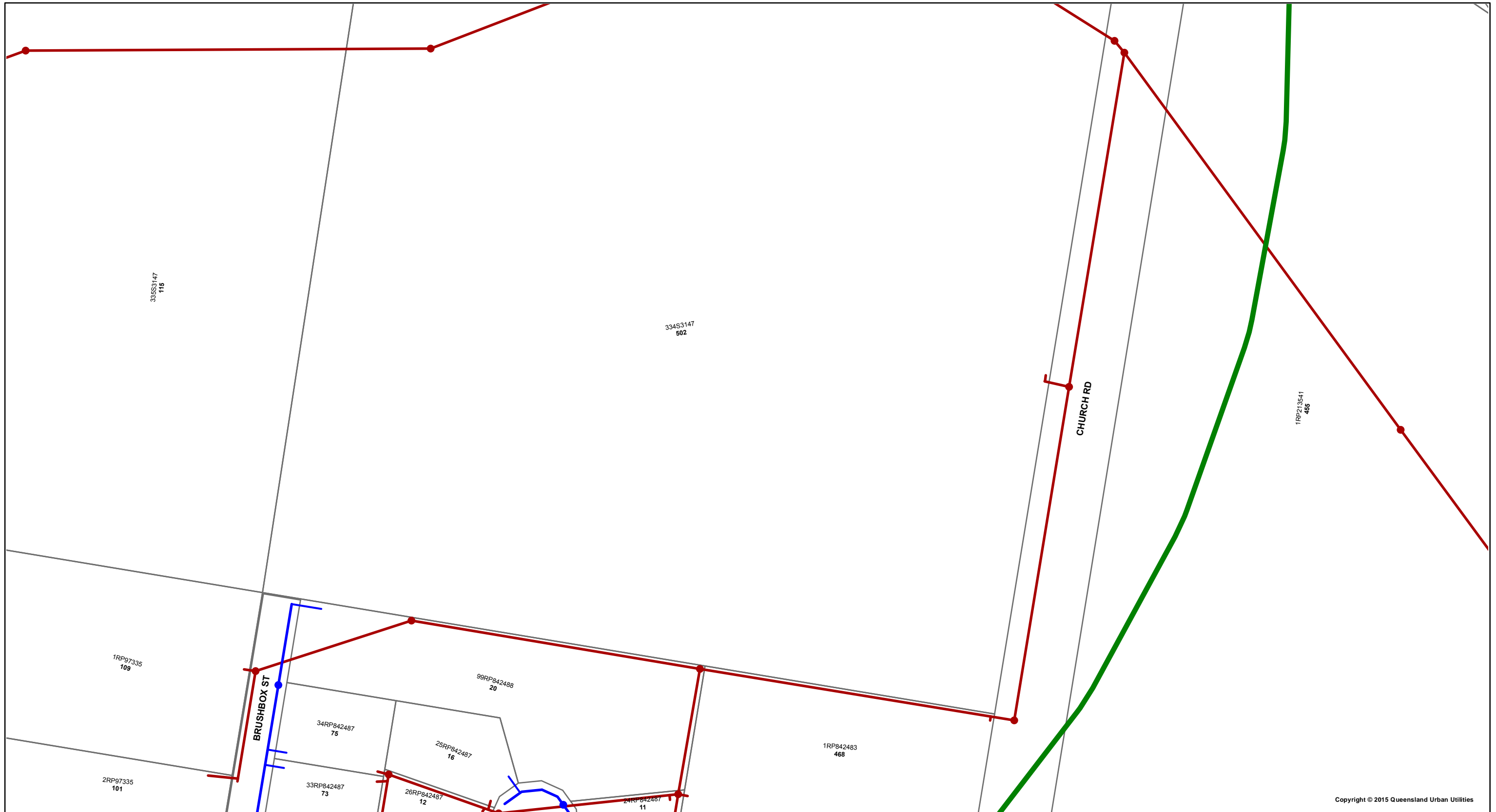


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	<p>DBYD - Queensland Urban Utilities Water & Sewer Infrastructure</p> <p>DBYD Reference No: 55816804</p> <p>Revised: 21/09/2016 2:35:00 PM Date: 12/10/2016 12:00:00 M Prepared: 21/09/2016 Scale: 1:300</p>	<p>Sewer</p> <ul style="list-style-type: none"> ● Structure ◆ Manhole Structure — Property — Retention Property ▨ Structure <p>Water</p> <ul style="list-style-type: none"> ● Structure ◆ Manhole Structure — Property ▨ Structure 	<p>Map Scale</p> <p>1 1000</p>	<p>es re te r te r e t r tes e res r e re t r e t e s s re t e s s r se. tes s s t e t r s e s s r t t e m e es t r e e t r r e t e s. s s e s e s e . e s s s e r e s t e r e t r t. s e r t s t r e t e s t e s e s t r e s M e s 2012. s e r t e s t e t t e s t t e e r e e t t e s t e es r t r e t e t r e t e e r s e r s s e e t e r t s e t t e s e r t r e r e s e r e t e r s. S t e e s e r t e t r Res res M e s 2012 r r e r t e s e e s r t t e s 13 26 57 7 7 e e s . t s e e e s 13 23 64 24 7 . r t t e s . 86 673 835 011</p>
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Map Sheet Overview

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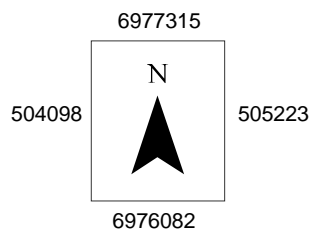
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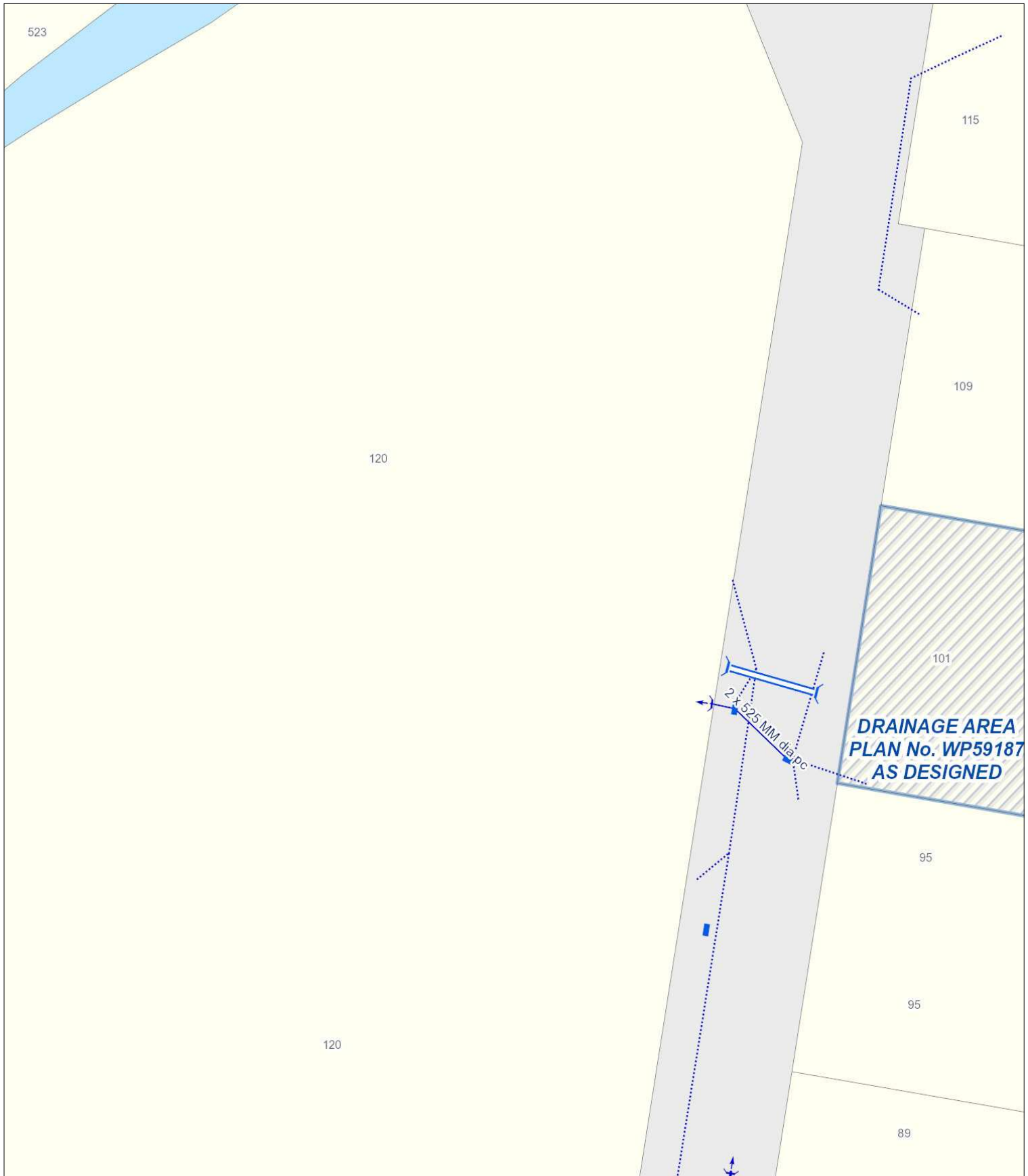
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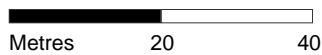
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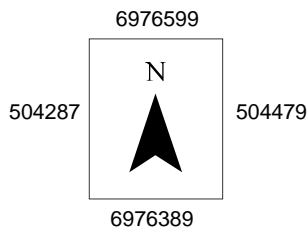
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Sheet 1



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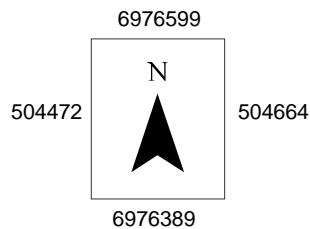
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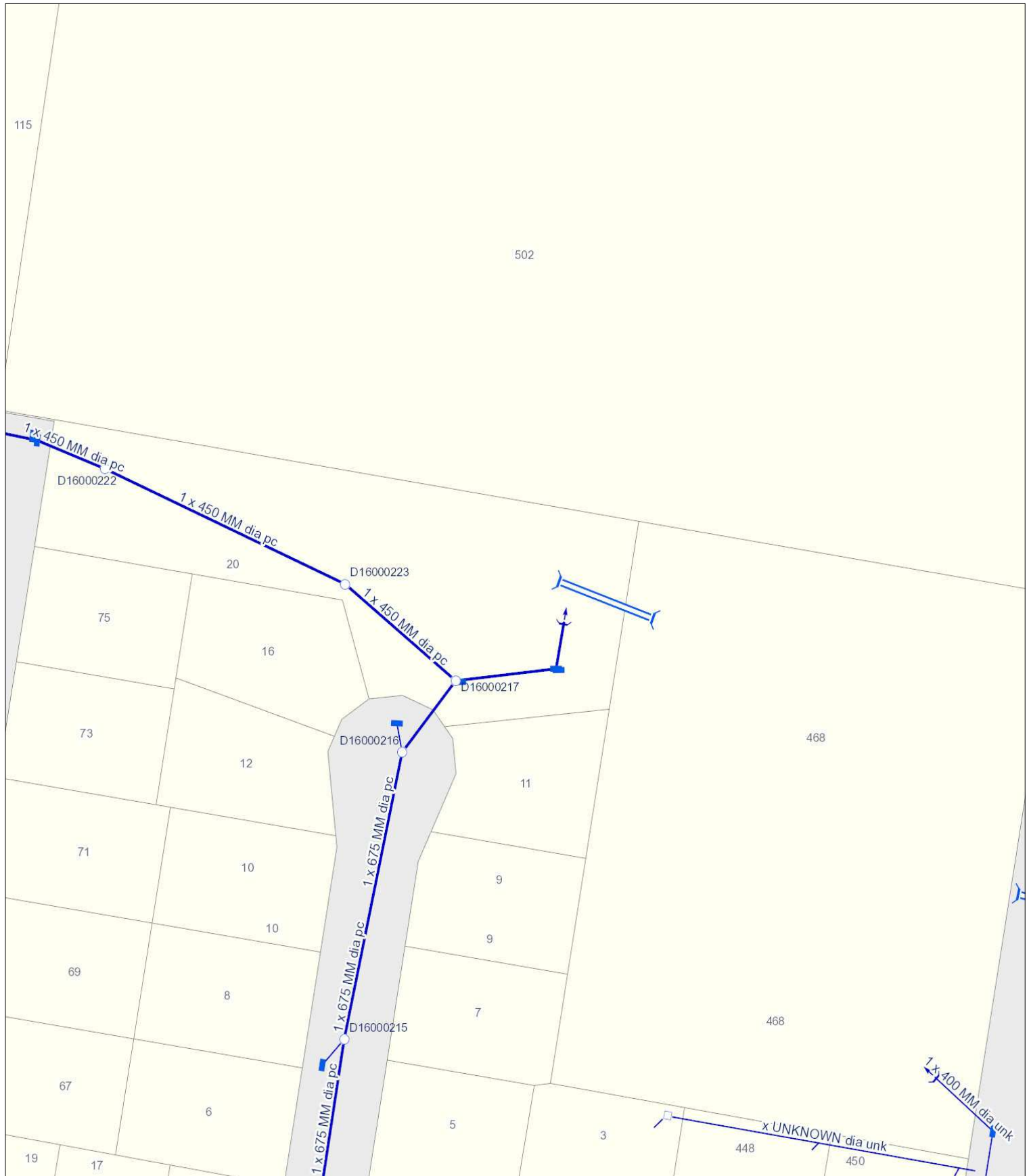


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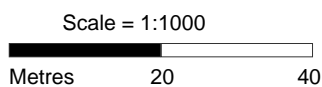
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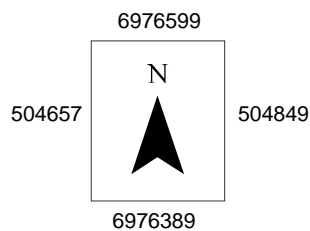
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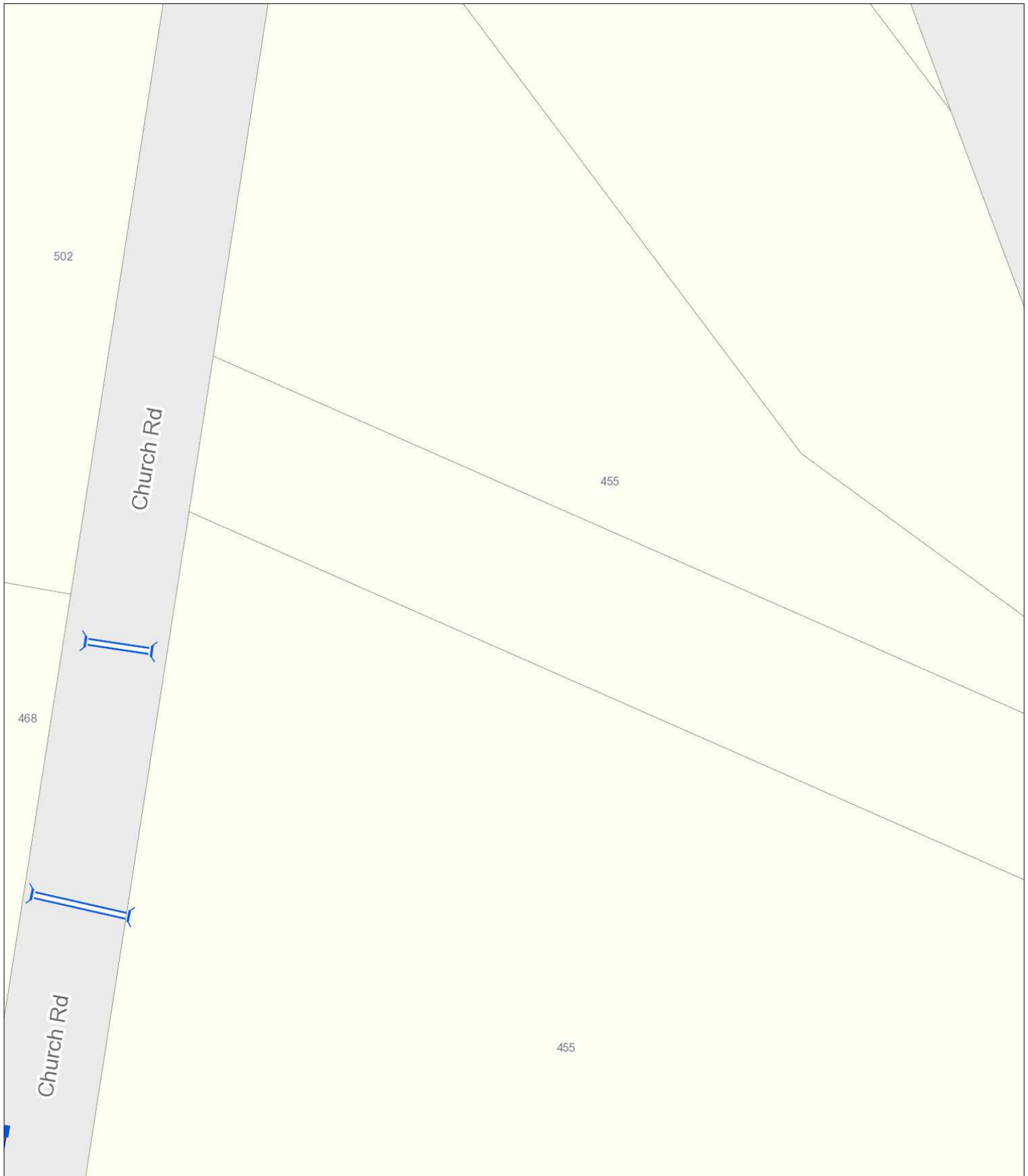


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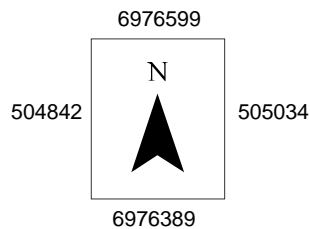
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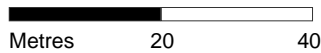
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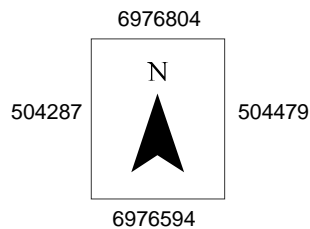
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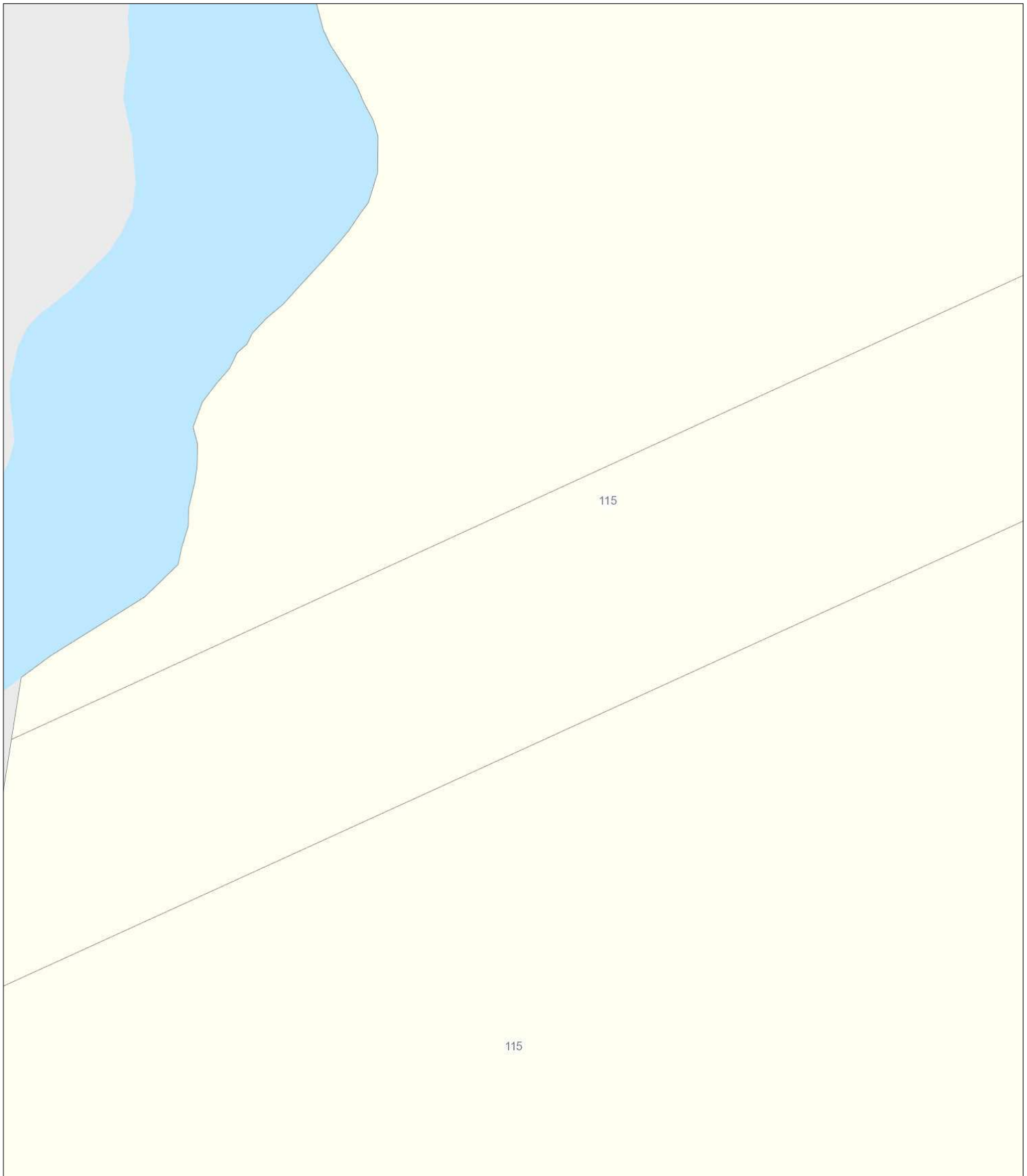
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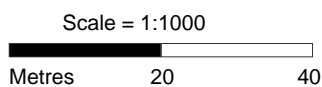
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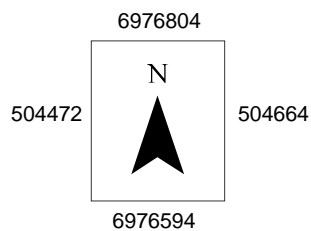
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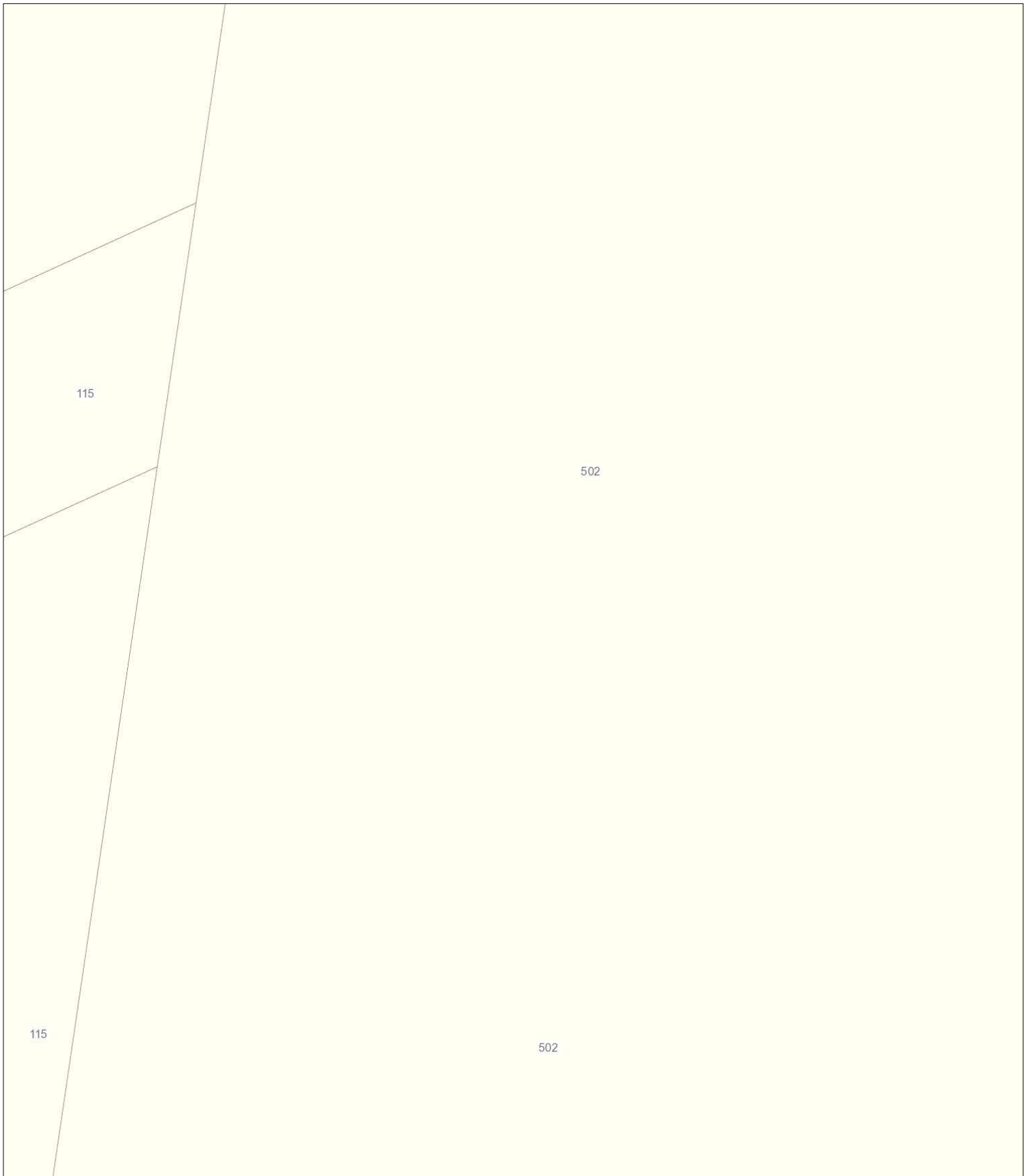
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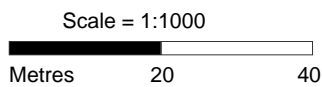
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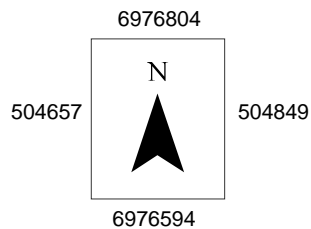
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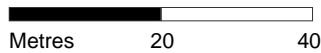
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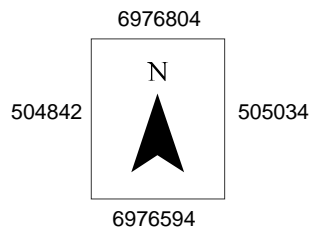
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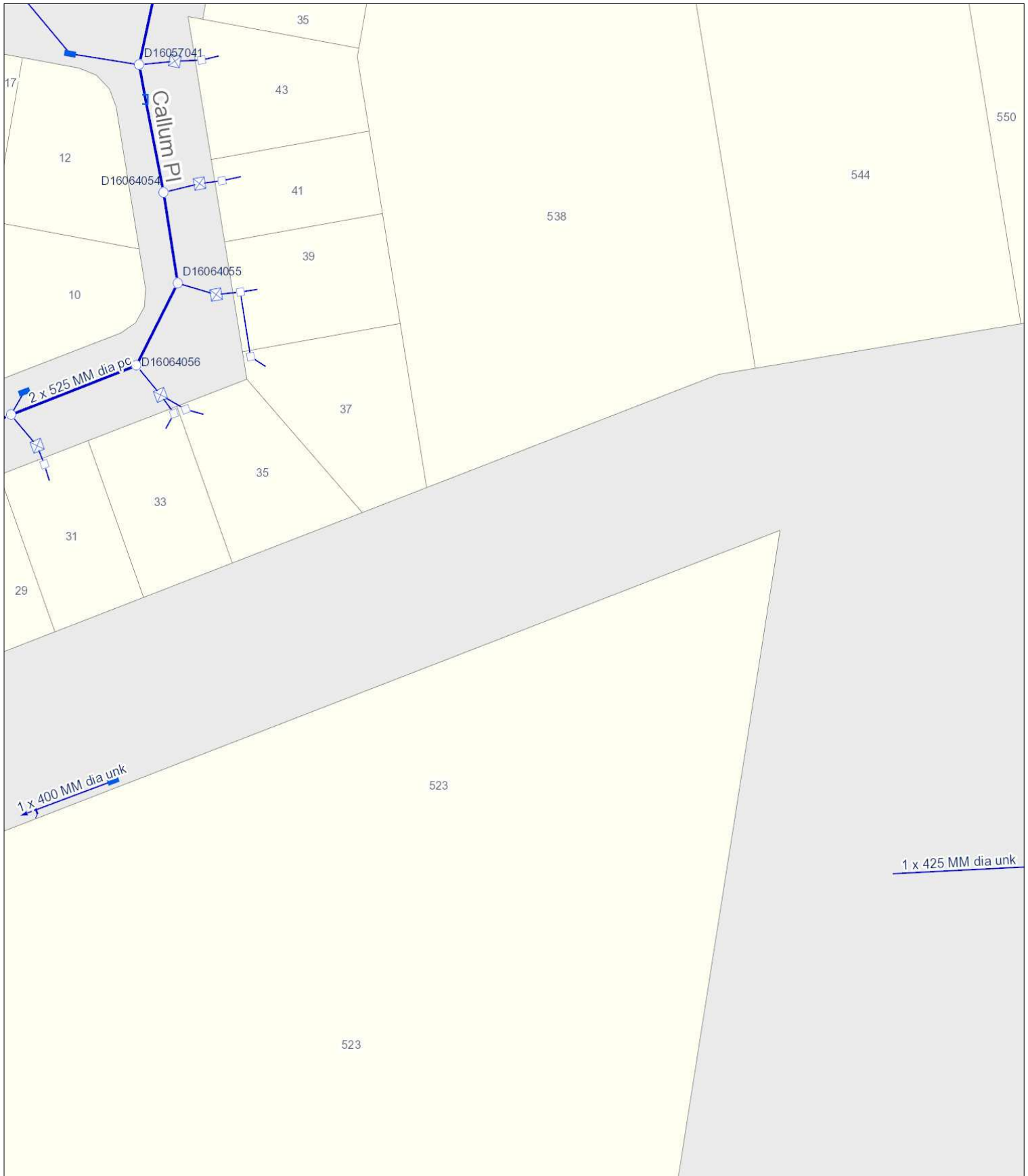
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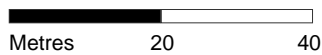
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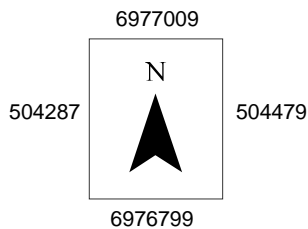
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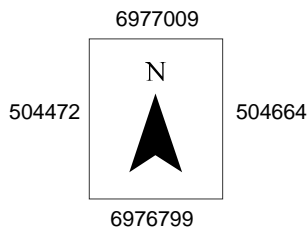
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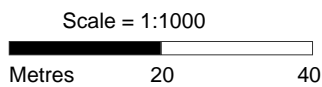
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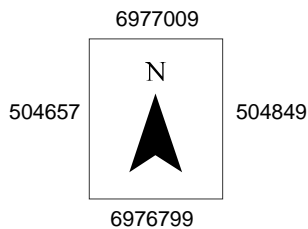
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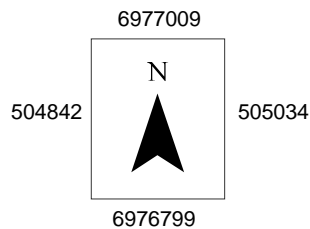
Caution: This map may contain the locations of abandoned underground asbestos pipes. Council gives no warranty to the completeness or accuracy of these records. Appropriate care needs to be taken in all cases.

Scale = 1:1000



Date: Sep 21, 2016

Location:












Sheet 12










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Legend

Stormwater Network

-  Stormwater Drain
-  Stormwater Gully / Roofwater Connection
-  Future Stormwater Drain
-  Stormwater Maintenance Hole
-  Stormwater Roofwater Pit
-  Stormwater Gully Pit
-  Stormwater Field Inlet
-  Stormwater Quality Improvement Device
-  Stormwater Culvert

BCC Cable Network

-  Traffic System Cable
-  Traffic Signal Ducting
-  Traffic Light Conduit
-  Fibre Optic Cable Location
-  Flood Telemetry Conduit
-  Parking Sensor Ducting
-  Fibre Optic Pit Location