ALIGN PLANNING

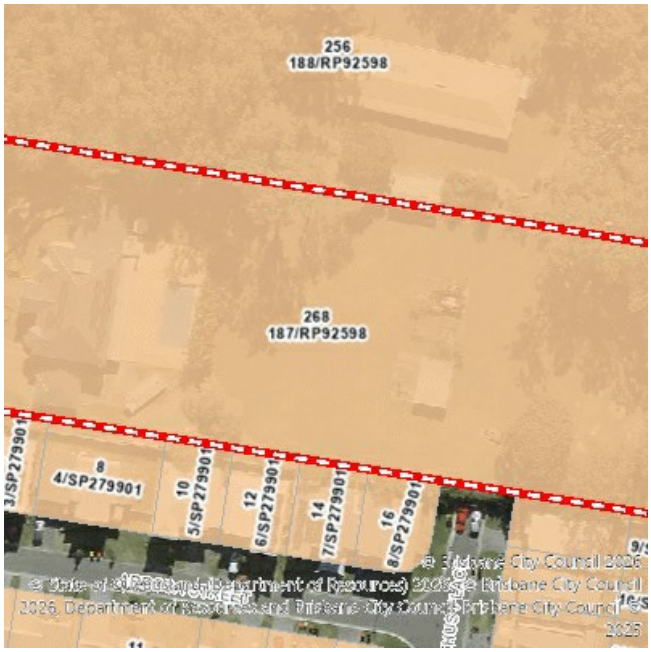
Unit 10, 146 Bundall Road, Bundall, Qld, 4215
admin@alignplanning.com.au
0409 888 498
www.alignplanning.com.au

O/P
E
T
W

BCC DS
RECEIVED
10-11-2026
APPLICATION REF
A007147353

iii. PDonline Extract, City Plan Property Report and PDSlive Extract

The property holding report shows the zone/s, neighbourhood plan/s, overlays and related information that apply to all lots associated with the property holding.



Property Address

268 BENHIAM ST CALAMVALE 4116

Parcel Details

Full Property Holding:
Lot 187 on RP92598

Title Area *: 10,226 m^2

Ward: CALAMVALE

PDF Maps GRID Reference: Map 47

* refer NOTES below

Open CityPlan.Brisbane.qld.gov.au

Zones

Name	Description
EC Emerging community	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	Description
Calamvale district neighbourhood plan	Neighbourhood Plans provide detailed guidance for development on sites within a Neighbourhood Plan boundary. Refer to the Calamvale district neighbourhood plan code.

Overlays

Name	Description
Airport environs overlay	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.
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	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. The Bicycle network overlay includes: • 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	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.
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.
Bushfire overlay	The Bushfire overlay constrains areas of land identified as high and medium bushfire hazard management areas and deals with issues of State Interest. It applies, at a minimum, to development that: • increases the number of people living and working in the natural hazard management area; or • involves institutional uses, essential community infrastructure, or where evacuating people may be difficult; or • involves the manufacture or storage of hazardous materials in bulk. Note – The Building Act 1975 adopts the requirements of the Building Code of Australia and AS 3959-2009 and thus regulates construction standards of all premises identified in bushfire prone areas subsequent to development approval. Refer to Part 8 in the City Plan 2014.
High hazard buffer area sub-category	Land mapped within the Bushfire overlay as buffer areas extending 100 metres from high hazard areas.
Community purposes network overlay	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. The Community purposes network overlay includes the following sub-categories: • 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 Refer to the Community purposes network map to see which sub-categories are relevant to specific properties. For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.

Name	Description
Critical infrastructure and movement network overlay	The Critical infrastructure and movement network overlay identifies critical assets and movement networks. Refer to Part 8 in the City Plan 2014. The Critical infrastructure and movement network overlay includes: • Critical assets sub-category • Critical infrastructure and movement planning area sub-category Refer to the overlay map to see which sub-categories are relevant to specific properties.
Critical infrastructure and movement planning area sub-category	Critical infrastructure and movement planning area sub-category of the Critical infrastructure and movement network overlay.
Flood overlay	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: • areas of land with flooding and inundation potential; • overland flow paths identified locally. It applies, at a minimum, to development that: • 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. 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.
Creek/waterway flood planning area 4 sub-category	Creek/waterway flood planning area 4 sub-category of the Flood overlay.
Creek/waterway flood planning area 5 sub-category	Creek/waterway flood planning area 5 sub-category of the Flood overlay.
Road hierarchy overlay	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. The Road hierarchy overlay includes: • 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 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.
Significant landscape tree overlay	The Significant landscape tree overlay identifies areas with trees that make significant contribution to landscape character value and provides for the assessment of the suitability of development in terms of the potential impacts on vegetation identified in the overlay. Refer to Refer to Part 8 in the City Plan 2014. Note: Significant landscape trees identified on the Overlay Map may be protected vegetation under the Natural Assets Local Law (NALL). The Natural Assets Local Law contains requirements for carrying out works on protected vegetation. Refer to Factsheets.
Landscape features sub-category	Landscape features sub-category of the Significant landscape tree overlay.

Name	Description
Streetscape hierarchy overlay	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: • 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 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.

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 313 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	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.

Regard must be had to the *Brisbane City Plan 2014* when interpreting this property report (*this* **Report**). Some information relating to overlays and neighbourhood plans may not be shown in the Report.

NOTES
a) Areas shown in this Report are approximate only.
b) Contour information shown is from Council's 2002 Contour records.
c) Further information on mining tenements issued under the Mineral Resources Act 1989 can be obtained from the Queensland State Government.
*d) A Temporary Local Planning Instrument (**TLPI**) may affect a particular property. TLPIs are not identified in this report. Visit the Temporary Local Planning Instrument page at www.Brisbane.qld.gov.au to confirm whether this property is included in a TLPI.*
*e) Users of the information recorded in this document (the **Information**) accept all responsibility and risk associated with the use of the Information and acknowledge that regard must be had to the planning scheme provisions in interpreting the Information. Council gives no warranty in relation to the Information (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this Information.*

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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)
- MU3Mixed 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)

Local Government Authorities

LGA boundary

Property boundaries holding

Property Holding

Property details

Address:

268 BENHIAM ST CALAMVALE QLD 4116

Lot on Plan:

187RP92598

Land Area:

10226 SQM

Lot Status:

Current

Applications Associated with this Property

Development Applications lodged since 1 January 2004 are searchable online. This does not include lodged and decided Development Applications within the Priority Development Areas. For more information about Priority Development Areas or Development Applications within these areas, visit Economic Development Queensland for more details.

Nil

Important information

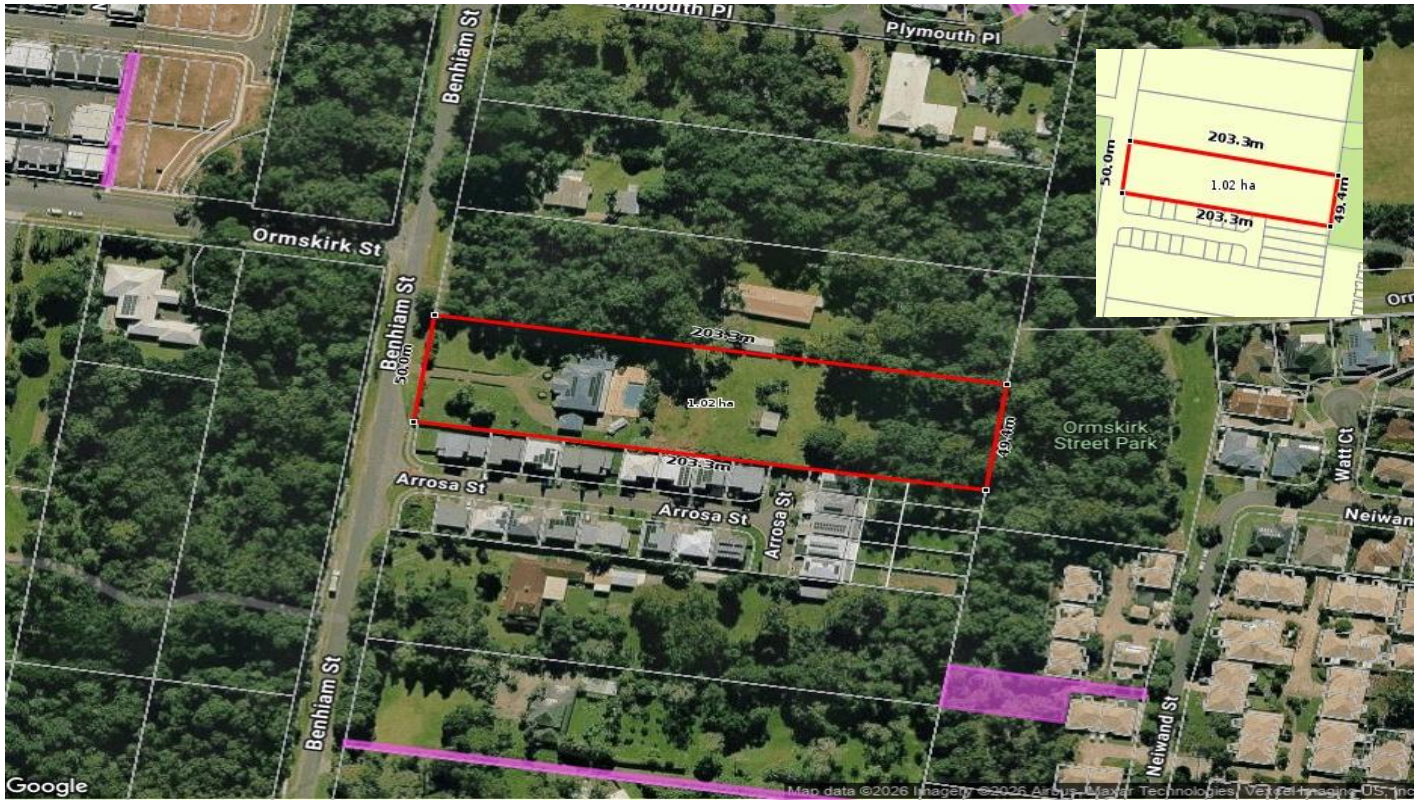
Important: Development.i does not replace Council's official property searches. *If you are undertaking conveyancing, development or building certification, it is recommended that Council's property searches are sought. These may include (but not limited to) building information searches, planning and development certificates and flood information searches.*

Nil

Location



268 BENHIAM ST, CALAMVALE, QLD 4116



Owner Details

Owner Name(s): JIHAN FATTHALLA AZIZ
Owner Address: 268 BENHIAM ST, CALAMVALE QLD 4116
Phone(s):
Owner Type: Owner Occupied

Property Details

- - -

Property Type: House - Freehold [Issuing]
RPD: L187 RP92598
Valuation Amount: $1,600,000 - Site Value on 30/06/2025
Valuation Amount: $1,450,000 - Site Value on 30/06/2023
Land Use: DWELLING - LARGE HOUSESITE
Zoning: EMERGING COMMUNITY
Council: BCC-YEERONGPILLY
Features:

Area: 1.02 ha
Area $/m2: $23
Water/Sewerage:
Property ID: 390555 / QLD9138433
UBD Ref: UBD Ref: 220 E18

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
$ 236,000	01/02/1999	MCHEYZER; MCHEYZER	1.02 ha	Normal Sale	No
$ 270,000	29/04/1997	TURNER; TURNER	1.02 ha	Normal Sale	No

Prepared on 31/07/2026 by Find A Site Town Planning. © Property Data Solutions Pty Ltd 2026 (pricefinder.com.au)

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ALIGN PLANNING

Unit 10, 146 Bundall Road, Bundall, Qld, 4215 O/P
admin@alignplanning.com.au E
0409 888 498 T
www.alignplanning.com.au W

iv. Title Registry Plans

I Leslie Ernest Nicholls of Brisbane
Authorised Surveyor, do hereby solemnly and sincerely declare that I have faithfully and truly surveyed, measured, and marked on the ground the parcel of land herein referred to, and that the measurements and boundaries given in this plan are correct, and do not to the best of my belief in any way interfere with the rights or property of any persons, owners, or occupiers of land adjoining the above land, and described in the said plan; and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the "Oaths Act of 1867."

L E Nicholls
Authorised Surveyor.

Made and Signed at Brisbane this 19th day of June 1956 before me

Signature of Registrar of Titles or of a Magistrate: J H Rawson J.P.

80266

184815 "B"

187081 "B"

Sub. 135355 "B"

390 42841 "B"

211279

1

WIDE

Resub. of

Sub. of 40

391 43703 "C"

151024 "B"

141856 "B"

144750 "B"

214-017

200287

200288

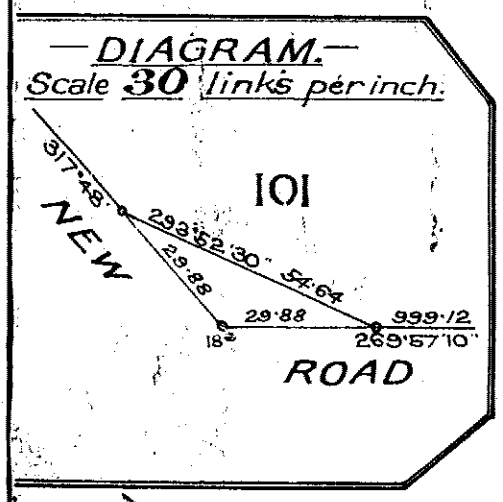
Sub.

191630

Calc. Bk. No. 180/23
Exd. 6 17 15 Apr 56
Passed 12 17 1 59 MJ

SCALE 3 chains to an inch.

— DIAGRAM. —
Scale 30 links per inch.



NEW ROAD

NEW ORMSKIRK ROAD

FORMBY ROAD

NEW MENSER ROAD

Resub. of 36

2½ Acs.

Area o

Ea.

W

Lot 1 on Plan of Subdivision of Lots 1 to 3 on Plan 92598 Parish of New Farm Water Reserve

Registered Proprietor: The Queensland Insurance Company Pty Limited

As Proprietor of the land comprised in this Plan of subdivision, agrees to this Plan of subdivision, and dedicates the roads shown hereon to public use. The Common Seal of The Queensland Insurance Company Pty Limited was hereto affixed this 20th day of April 1959 in the presence of the undermentioned Directors in the presence of First Frederick Tocaba a Director and Harvey Fielding a Director and countersigned by Derek Hudson Fox the Secretary thereof and in the presence of Proprietor: The Treasurer of

Before me: A Justice of the Peace in and for the State of New South Wales

Particulars entered in Register Book Vol 3064 Folio 173 this 13 day of July 1959 at 4.10 p.m.

REGISTRAR OF TITLES QUEENSLAND

92598

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

92598

The Council of the ... of BRISBANE CITY COUNCIL
certifies that all the requirements of this Council under the ... Acts, 1936 to 1948, and all By laws have been complied with and approves this Plan of Subdivision subject to ...

Dated this Ninth day of July 1952.

L. MacFarlane Chairman or Mayor

Deputy Town Clerk.

THIS PLAN should be ROLLED not folded.

— FOR OFFICE USE ONLY —

C.T. 6311/83 3064~179 Subs 15&16 & Sub 2 of Resub 36 86131
Sub 101 See Plan No 32599°C"
Subs 75 to 77 " " 11995B"
Sub 103 See IS. 8018 (703)
Sub 85 See I.S. 14745 (R.H.B.)
Sub 71 See 198737.
Lot 186 SEE IS 82930 (O.N.S.)
Lot 178 see I.S. 96998 ; Lot 184 see I.S. 96999

Lot 88 See I.S. 32312 (R.H.B.)

Resub 36 of 2 of 404

62 1 193 Sub. 5.

1248·7 50 50a 269°57'10" 1023·76

2·2·29 2·2·30 2·2·31 2·2·31·3

1075·5 1076·15 1076·75 1077·35 1077·95 1078·55

67 66 65 64 63

100 ST. WIDE

85 86 87 88 89

94 93 92 91 90

Acs. Ea.

Sub. 6

Sub. 4

404

Resub. 36

Ea.

Acs.

Resub. 2 of 105

Sub. 7 5G740°C

192 2·2·4·8 1009·67

191 2·2·3·9 1009·9

190 2·2·4 1010·15

189 2·2·4·1 1010·4 10·95

188 2·2·4·2 1010·7

187 2·2·4·3 1011

186 2·2·4·4 1011·25

185 2·2·4·5 1011·55

184 2·2·4·6 1011·5 61·43

183 2·2·4·3 1010·4

182 2·2·3·9 1009·35

181 2·2·3·7 1009·45 269°57'10"

180 2·2·4·1 1009·75 269°55'50"

179 2·2·3·9 1010·05

178 2·2·4 1010·4

177 2·2·4·2 1010·7 269°55'50"

176

O.R.s O.R.T.

Resub. 8 92565°E

Sub. 10

Sub. 11

318

Resub. 2 67179°B

Sub. 12.

Sub. 13 45476°B

Resub. 9

WIDE ST. BENHIAM ROAD NEW WIDE ST.

Area of New Roads 11 . 2 . 1·6

92598

— Reference to Corners. —

Stn	Bearing.	From	Links.	Marks.
16	173°	O.R.T. hole.	22·	
18	223°10'	O.R.T. s/p.	18·	
28	350°27'	O.R.T.	30·	
29	149°53'	O.R.T.	52·45	
30	249°59'	O.R.T.	20·6	
32	321°59'	O.R.T.	67·5	

— Secants. —

Stns.	Bearing.	Links.
16 to 16a	269°48'	100·73
16b. 16c	112°56'40"	104·16
18 " 18a	179°54'50"	157·98
18b. 18c	39°11'10"	101·14
18d. 18e	23°52'30"	109·4
52 " 53	186°42'10"	100·7
54 " 55	89°57'10"	100
56 " 57	89°57'10"	100
58 " 59	359°57'10"	100
64 " 69	89°57'10"	100
50 " 50a	105°51'	103·98
61 " 62	179°57'10"	100

— Iron Pins. —

Stn	Bearing to Pin.	Links.
16	307°55'	3·98
18	116°29'	3·32
18a	203°52'30"	5·47
18d	23°52'30"	5·47
16c	289°	3·55
52	276°42'10"	3·4
53	276°42'10"	3·4
54	359°57'10"	5·0
55	359°57'10"	5·0
58	89°57'10"	5·0
59	89°57'10"	5·0
60	269°55'50"	5·0
61	134°57'10"	7·07
62	44°57'10"	7·07

AMENDED DESCRIPTION

Note:- This description forms part of and plan of the survey to which will be endorsed by a further notation Survey of Lot (s) 63 TO 104, 125 TO 130 & 177 TO 192 on R.P. 92598

City of Brisbane

SURVEY

OF SUBDIVISIONS 63 to 104, 125 to 130 & 177 to 192 of Resub. 2 of Sub. 36 of Resub. 36 of Sub. 6 of Resub. 1 of Sub. 1 of Portion 404.

COUNTY OF Stanley.

PARISH OF Yeerongpilly.

Cat. No. 92598

For Field Notes See 88878

CISP

92598

B650750

B650750

92598
CA
1-0-0
24.15-0
1-0-0
1-0-0
27-15-0
4-6-19

For Additional Plan &
Document Nothings
Refer to CISP

28642

Lippmann Lee