

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

## Property Address

62 HALIFAX ST UPPER KEDRON 4055

## Parcel Details

**Lot No and Plan:** Lot 5038 on SP338436

**Full Property Holding:**

Lot 5038 on SP338436

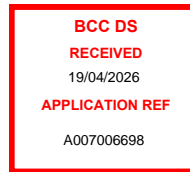
**Title Area \*:** 579 m<sup>2</sup>

**Ward:** THE GAP

**PDF Maps GRID Reference:** Map 19

\* refer NOTES below

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



## Zones

Name	Description
Low Density Residential Zone	The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents. Refer to Part 6 in the City Plan 2014 and the Factsheets.

## Neighbourhood Plans

Name	Description
Ferny Grove-Upper Kedron neighbourhood plan	Neighbourhood Plans provide detailed guidance for development on sites within a Neighbourhood Plan boundary. Please refer to the Ferny Grove-Upper Kedron neighbourhood plan code.
Cedar Creek south precinct – NPP-001	Cedar Creek south precinct – NPP-001 of the Ferny Grove-Upper Kedron neighbourhood plan.
Cedar Creek south diverse housing sub-precinct – NPP-001b	Cedar Creek south diverse housing sub-precinct – NPP-001b of the Ferny Grove-Upper Kedron neighbourhood plan.

## 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.
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: <ul style="list-style-type: none"><li>• Primary cycle route sub-category</li><li>• Secondary cycle route sub-category</li><li>• Local cycle route sub-category</li><li>• Riverwalk - Typology 1 (City reaches north and south) sub-category</li><li>• Riverwalk - Typology 2 (Urban reaches) sub-category</li><li>• Riverwalk - Floating walkway sub-category</li></ul>

Name	Description
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.
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: <ul data-bbox="651 521 1426 658" style="list-style-type: none"><li>• increases the number of people living and working in the natural hazard management area; or</li><li>• involves institutional uses, essential community infrastructure, or where evacuating people may be difficult; or</li><li>• involves the manufacture or storage of hazardous materials in bulk.</li></ul>
Potential impact	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. Land mapped within the Bushfire overlay as potential impact sub-category. This sub-category only applies in Cedar Creek south precinct (Ferny Grove-Upper Kedron neighbourhood plan/NPP-001). EDITOR'S NOTE: Sub-categories of Very High, High and Medium potential bushfire intensity and Potential impact buffer, applying in Ferny Grove-Upper Kedron neighbourhood plan, Cedar Creek south precinct (NPP-001), are in accordance with the Minister's conditions dated 28 May 2018.
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: <ul data-bbox="651 1182 1465 1480" style="list-style-type: none"><li>• Existing trunk park sub-category</li><li>• Existing non-trunk park sub-category</li><li>• Existing community facilities and land for community facilities sub-category</li><li>• LGIP planned land for community facilities specific location sub-category</li><li>• LGIP planned park acquisition specific location sub-category</li><li>• LGIP planned park upgrade specific location sub-category</li><li>• LGIP planned park embellishment specific location sub-category</li><li>• LGIP planned corridor park specific location sub-category</li><li>• Long term land for community facilities specific location sub-category</li><li>• Long term park specific location sub-category</li><li>• Long term corridor park specific location sub-category</li></ul>
Critical infrastructure and movement network overlay	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. 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: <ul data-bbox="651 1727 1353 1783" style="list-style-type: none"><li>• Critical assets sub-category</li><li>• Critical infrastructure and movement planning area sub-category</li></ul>
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 of the Critical infrastructure and movement network overlay.

Name	Description
Dwelling house character overlay	The Dwelling house character 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. Refer to Part 9 in the City Plan 2014 and the Factsheets.
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"><li>• Motorways sub-category</li><li>• Arterial roads sub-category</li><li>• Suburban roads sub-category</li><li>• District roads sub-category</li><li>• Neighbourhood roads sub-category</li><li>• Future motorway sub-category</li><li>• Future arterial road sub-category</li><li>• Future suburban road sub-category</li><li>• Future district road sub-category</li><li>• Primary freight routes sub-category</li><li>• Primary freight access sub-category</li></ul> <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"><li>• Subtropical boulevard - in centre verge width 6m sub-category</li><li>• Subtropical boulevard - in centre verge width 5m sub-category</li><li>• Subtropical boulevard - in centre verge width 3.75m/4.25m sub-category</li><li>• Subtropical boulevard - out of centre verge width 6m sub-category</li><li>• Subtropical boulevard - out of centre verge width 5m sub-category</li><li>• Subtropical boulevard - out of centre verge width 3.75m/4.25m sub-category</li><li>• Centre street major sub-category</li><li>• Centre street minor sub-category</li><li>• Neighbourhood street major subcategory</li><li>• Neighbourhood street minor sub-category</li><li>• Industrial street sub-category</li><li>• Pathway link sub-category</li><li>• Corner land dedication sub-category</li><li>• Locality street subcategory</li><li>• Laneway sub-category</li><li>• Wildlife movement solution sub-category</li></ul> <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.
Local waterway corridor sub-category	Local 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 149 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"><li>• Bioretention swale</li><li>• Land</li><li>• Natural channel</li><li>• Pipe (new)</li><li>• Pipe (relief drainage)</li><li>• Culvert</li><li>• Stormwater quality improvement device</li><li>• Rehabilitation</li><li>• Backflow prevention device</li></ul> <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>


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](http://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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**Local Government Authorities**

 LGA boundary

**Property boundaries holding**

 Property Holding