

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

Property Address

148 DONALDSON RD ROCKLEA 4106

Parcel Details

Lot No and Plan: Lot 1 on RP220014

Full Property Holding:

Lot 1 on RP220014

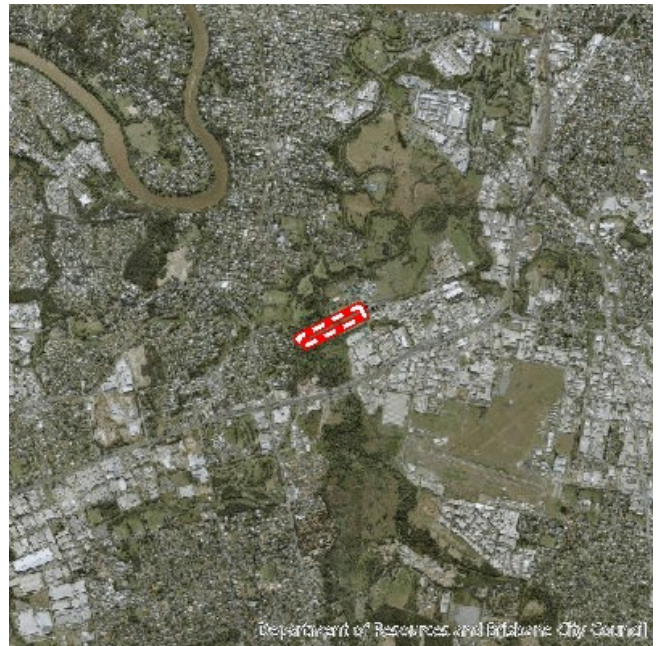
Title Area *: 101,171 m²

Ward: MOOROOKA

PDF Maps GRID Reference: Map 35

* refer NOTES below

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



Zones

Name	Description
II Industry investigation	The purpose of the Industry investigation zone code is to identify and protect land that may be suitable for industry activities where further detailed planning, investigations and studies are required to determine the suitability of the Industry investigation zone for use as an industry zone. Refer to Part 6 in the City Plan 2014 and the Factsheets.
RU Rural	The purpose of the Rural zone code is to: (a) Provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities. (b) Provide opportunities for non-rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes. (c) Protect and manage significant natural features, resources, and processes, including the capacity for primary production. Refer to Part 6 in the City Plan 2014 and Factsheet 7.

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.
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 0-3km	BBS zone - Distance from airport 0-3km sub-categories of the Airport environs overlay.
LI - Zone D - 450 Candela - 1500m wide 4500m from runway strip	LI - Zone D - 450 Candela - 1500m wide 4500m from runway strip sub-categories of the Airport environs overlay.
LI - Within 6km - Max intensity of light sources 3 deg above horizon	LI - Within 6km - Max intensity of light sources 3 deg above horizon 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	<p>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.</p>
Erosion prone area - permanent inundation due to sea level rise at 2100 sub-category	<p>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.</p>
High storm-tide inundation area sub-category	<p>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.</p>
Medium storm-tide inundation area sub-category	<p>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.</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> <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>
Brisbane River flood planning area 2a sub-category	<p>Brisbane River flood planning area 2a sub-category of the Flood overlay.</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>

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>
Waterway corridors overlay	<p>The Waterway corridors overlay deals with waterway corridors and surrounding riparian areas. Refer to Part 8 in the City Plan 2014.</p>
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 251 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.
Plans for Trunk Infrastructure (PFTI) PFTI Map Grid Reference Map Grid 271 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>


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.

© Copyright Brisbane City Council 2025

Local Government Authorities

 LGA boundary

Property boundaries holding

 Property Holding