

294 Milton Road Milton Qld 4064

Property Basics

Lot on Plan: Lot 17 on RP120253
Area: 739 sqm
Council: Brisbane City Council
Zone: CR2 Character (Infill housing)

Neighbourhood Plan:

Ithaca district neighbourhood plan

Overlays:

- Airport environs overlay
- Bicycle network overlay
- Community purposes network overlay
- Critical infrastructure and movement network overlay
- Dwelling house character overlay
- Flood overlay
- Industrial amenity overlay
- Potential and actual acid sulfate soils overlay
- Road hierarchy overlay
- Significant landscape tree overlay
- Streetscape hierarchy overlay
- Traditional building character overlay
- Transport air quality corridor overlay
- Transport noise corridor overlay

Important Overlays

Traditional building character overlay:

New buildings and renovations will need to demonstrate traditional building character and design. External building works will require a development application (DA) unless 'accepted development'.

Transport air quality corridor overlay:

The property adjoins Milton Road. The air quality of this location may be poor due to this road.

Transport noise corridor overlay:

The property adjoins Milton Road and a railway. The property is likely to be subject to constant and/or intermittent high levels of noise.

Urban Services

Sewer, Water, NBN, electricity

Attachments

Yes

Disclaimer

Refer to final page



Selected Development Opportunity



House



Subdivision



Units



Commercial



Industrial

The **primary** opportunity for this property is a house renovation. The house will require substantial internal and external renovations. All external building work is likely to be subject to Council character code requirements and a development application will be required.

The existing house is a pre-1946 house and will need to be retained.

The **secondary** development opportunity is to renovate the existing house and establish Rooming Accommodation. A maximum of five (5) people may be accommodated. This development is considered accepted development, subject to compliance with the section A of the Rooming accommodation code. A development application may be required in certain circumstances.

Known Issues

The following are considered possible town planning and development issues that may affect the development of this property:

1. External building works and demolition will require a town planning approval from Council.
2. A future renovation may benefit from acoustic treatment and sound proofing. These materials will add to the cost of a renovation project.

Cost Estimate

- Development application for house renovations: allow \$4,000 - \$6,000
- Council development application fees: allow \$2400
- Building design / architecture. Fees will vary.
- Construction: Unknown.

Timeframes

Prepare a development application: 1 – 2 months
 Council assessment: 3 – 4 months
 Overall project completion: will vary considerably

Project Risk



Medium Risk: A development application is required to renovate the property and the outcome is unknown. A renovation project will involve a substantial sum of money.



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)

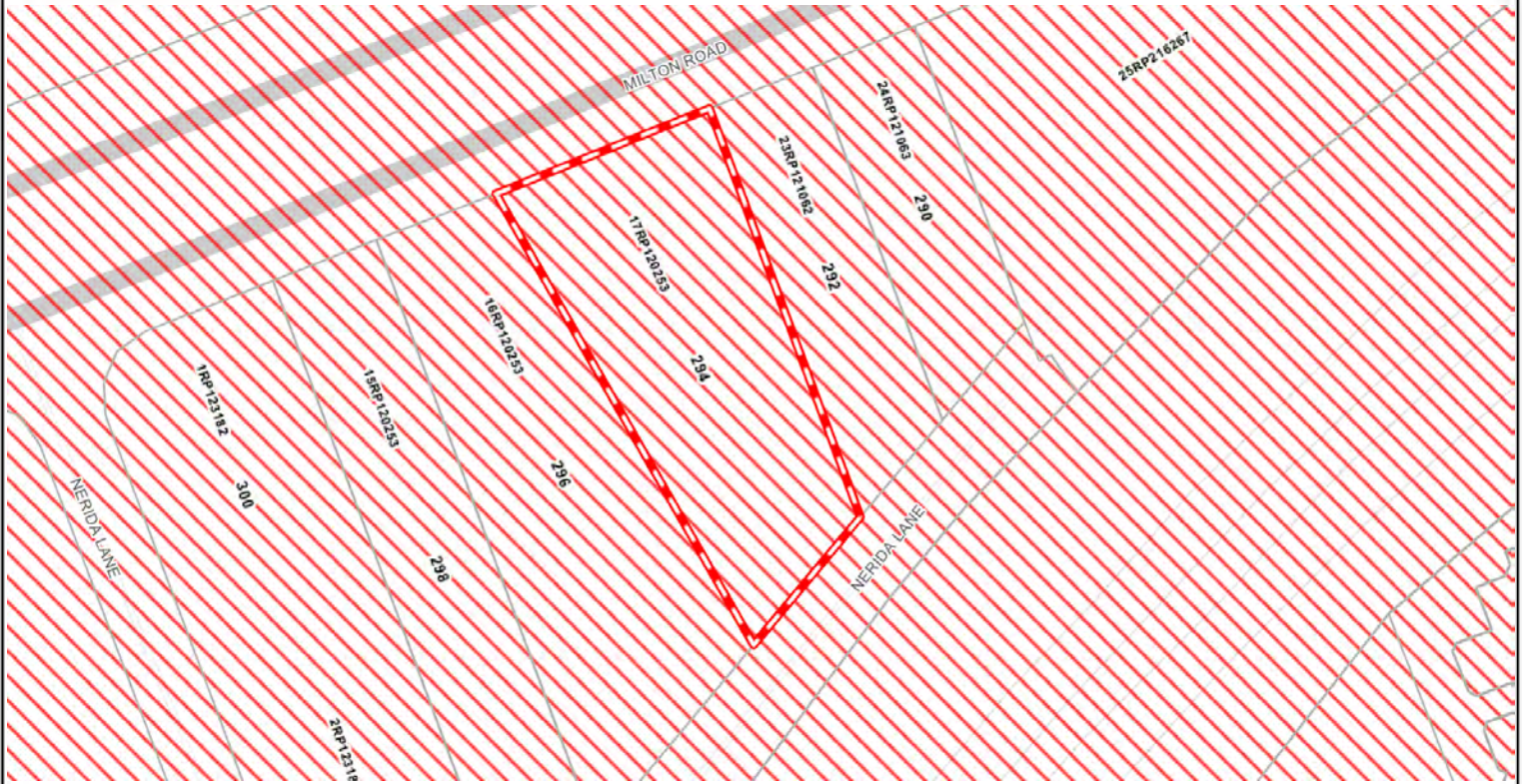
Zone	CR2 Character (Infill housing)
Summary	The purpose of the Character residential zone code is to provide for a particular character of a predominantly residential area. The residential uses are supported by community uses and small-scale services and facilities that cater for local residents.
Impact on Development	Detached housing and the protection of character houses are the primary intent of this zone. There are limited opportunities for multiple dwelling development, commercial land uses and subdivision. Town planning approval from Council is required for many renovations to existing houses and other development types.



Bicycle network

-  Primary cycle route
-  Secondary cycle route
-  Local cycle route
-  Riverwalk -Typology 1 (City reaches north and south)
-  Riverwalk -Typology 2 (Urban reaches)
-  Riverwalk - Floating walkway

Overlay	Bicycle Network Overlay
Summary	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.
Impact on Development	This overlay is unlikely to restrict the development of the site for the identified development.



Critical routes

--- Critical routes

Interim critical routes

--- Interim critical routes

Critical infrastructure and movement network - Areas

Critical assets

Critical infrastructure and movement network - Areas

Critical infrastructure and movement planning area

Overlay

Critical Infrastructure & Movement Network Overlay

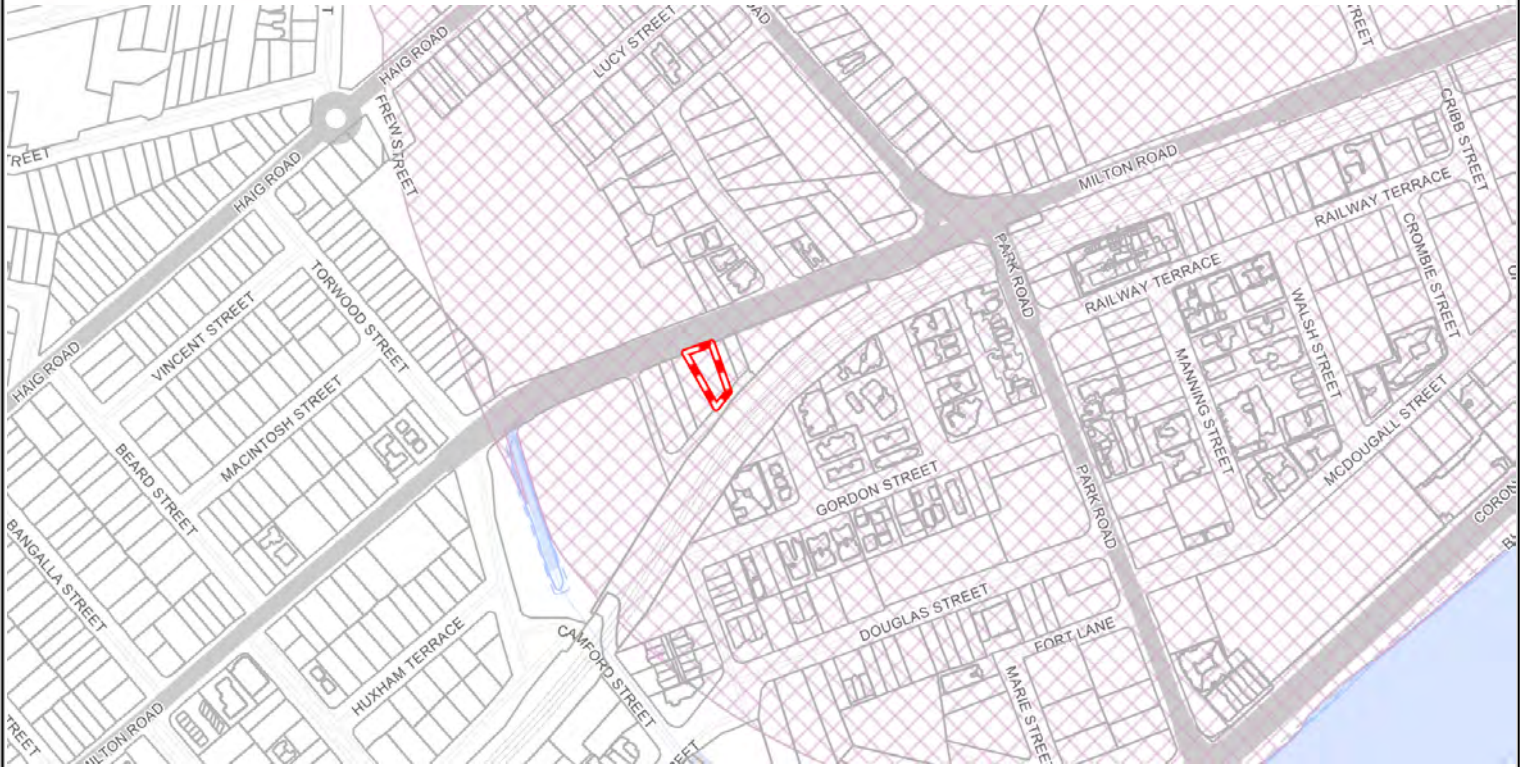
Summary

This overlay identifies critical assets and movement networks.

Impact on Development

This overlay is unlikely to restrict the development of the site for the identified development.





Industrial amenity

 Industrial amenity investigation area

Overlay

Industrial Amenity Overlay

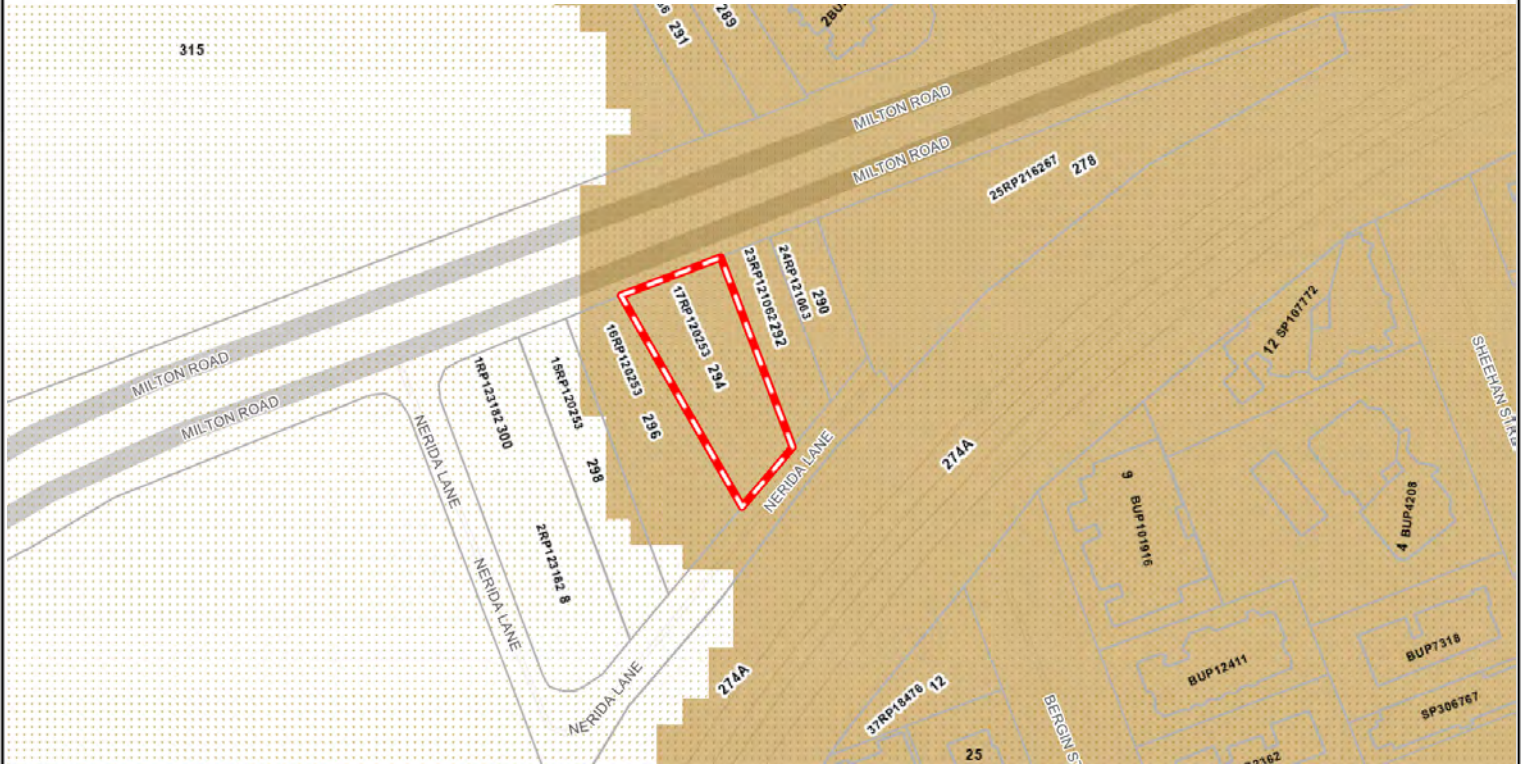
Summary

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.

Impact on Development

This code assesses the distance from a 'sensitive use' to industry zones.

The property is within 150m of an Industry zone. Therefore, the industrial amenity overlay code will apply. There are specific requirements for "sensitive uses". The Rooming Accommodation use identified in this report is defined as a 'sensitive use'. An air quality assessment may be required as part of a DA for this land use. These reports can be expensive and complex. Further investigation is highly recommended.



City Plan 2014 — Potential and actual acid sulfate soils



Potential and actual acid sulfate soils

City Plan 2014 — Potential and actual acid sulfate soils - land above 5m AHD and below 20m AHD



Land above 5m AHD and below 20m AHD

Overlay

Potential & Actual Acid Sulfate Soils Overlay

Summary

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.

This overlay primarily relates to extensive works involving filling or excavation, if the natural ground level is less than 20m AHD, where the disturbance of land is equal to or less than 5m AHD, involving:

- filling equal to or greater than 500m³; or
- filling equal to or greater than 0.5m average depth; or
- excavation equal to or greater than 100m³

Impact on Development

This overlay is unlikely to have an impact on the development of this property based on the identified development opportunity.

If extensive excavation or filling is proposed, it is recommended to consult with an experienced civil engineer.



Roads

- Motorway
- Arterial road
- Suburban road
- District road
- Neighbourhood road
- - - Future Motorway
- - - Future arterial road
- - - Future suburban road
- - - Future district road

Overlay

Road Hierarchy Overlay

Summary

The Road hierarchy overlay applies to the existing and future road networks, including state controlled roads.

Impact on Development

Milton Road is identified as an Arterial road. Access to this road from the site is likely to be restricted and require Council approval.

Nereida Lane is identified as a Neighbourhood access road. This is likely to be the primary access for the site.



Streetscape hierarchy

- Subtropical boulevard - in centre verge width 6m
- - Subtropical boulevard - in centre verge width 5m
- - - Subtropical boulevard - in centre verge width 3.75m/4.25m
- Subtropical boulevard - out of centre verge width 6m
- - Subtropical boulevard - out of centre verge width 5m
- - - Subtropical boulevard - out of centre verge width 3.75m/4.25m
- Centre street major
- - Centre street minor
- Neighbourhood street major
- - Neighbourhood street minor
- Industrial street
- - - Pathway link
- Locality street
- Laneway

Overlay

Streetscape Hierarchy Overlay

Summary

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.

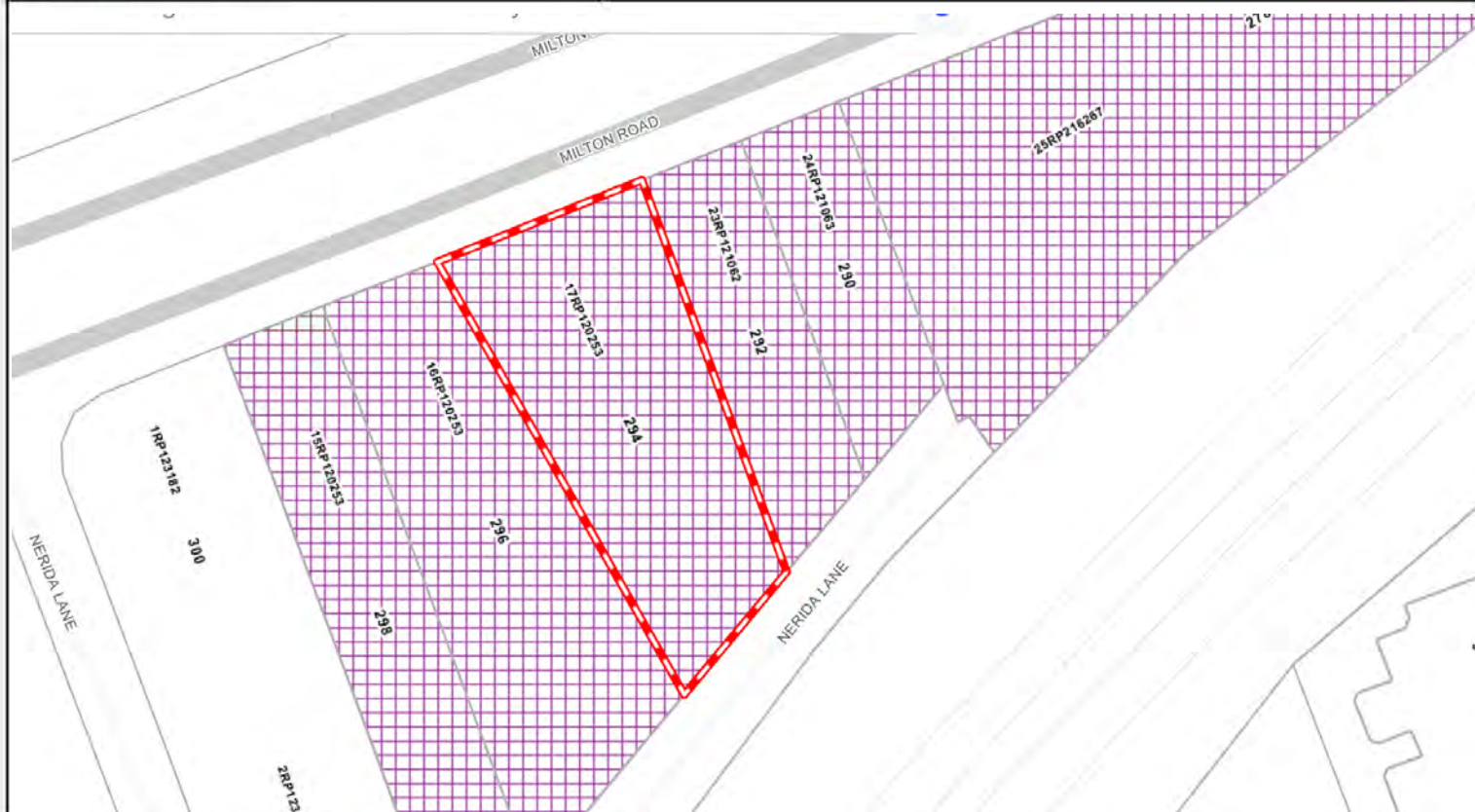
Impact on Development

Milton Road frontage is designated as a Subtropical boulevard - out of centre verge width 3.75m/4.25m.

Nerida Lane is designated as a Laneway.

There are varying requirements under the planning scheme for each streetscape hierarchy and associated land uses. In some cases a road widening, streetscape treatments and physical upgrades are required.

It is recommended that you consult with Council or a town planner to determine what may apply to this site.



Traditional building character



Neighbourhood character

Overlay	Traditional Building Character Overlay
Summary	The Traditional building character overlay deals primarily with dwelling houses and other neighbourhoods with significant character identified by a local government. This may include areas where demolition is controlled.
Impact on Development	The property is considered a pre-1947 character house. This means it was constructed in 1946 or earlier. The house is protected by the planning scheme and will need to be retained on the site. It is possible to apply to remove or demolish the house. This requires Council town planning approval. Generally, Council does not support the demolition of character houses and obtaining approval to demolish is very difficult. Renovations, extensions and building works to the house are likely to require Council town planning approval.



City Plan 2014 — Transport air quality corridor overlay — Transport air quality corridor B

Transport air quality B

City Plan 2014 — Transport air quality corridor overlay — Transport air quality corridor A

Transport air quality A

Transport routes

- Category 1
- Category 2
- Category 3
- Category 4
- Category 5
- Category 6
- Category 7
- Category 8
- Category 9
- Category 10

Tunnel ventilation stack

Tunnel ventilation stack

High volume intersection

- Category 1
- Category 2
- Category 3
- Category 4
- Category 5
- Category 6
- Category 7
- Category 8

Tunnel ventilation stack location

* Tunnel ventilation stack location

Overlay

Transport Air Quality Corridor Overlay

Summary

The Transport air quality corridor overlay identifies properties located on busy roads where residential development and other sensitive land uses are subject to potential impacts of air pollution from vehicle traffic.

Development for residential and other sensitive land uses is governed by the Transport air quality corridor overlay code.

Impact on Development

The property adjoins Milton Road. The air quality of this location may be poor due to this road.

The subject site is mapped as Transport air quality B.

This overlay will not apply to the future development of the site for a dwelling house.

The overlay may apply to other land uses. This may include obtaining Council town planning approval and preparation of an air quality report.



Noise corridors

 Noise corridor - Brisbane - Queensland Development Code MP4.4 Noise Category 3

Noise corridors

 State designated noise corridor - rail network - Category 0: <70dB(A)

Noise corridors

 State designated noise corridor - rail network - Category 1: 70 dB(A) - 75 dB(A)

Noise corridors

 State designated noise corridor - rail network - Category 2: 75 dB(A) - 80 dB(A)

Noise corridors

 State designated noise corridor - rail network - Category 3: 80 dB(A) - 85 dB(A)

Noise corridors

 State designated noise corridor - rail network - Category 4: Noise level > 85 dB(A)

Overlay

Transport Noise Corridor Overlay

Summary

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:

- State controlled roads (State mapping)
- Franchised roads
- Local government controlled roads
- Railway land (State mapping)

Impact on Development

The property adjoins Milton Road and a railway. The property is likely to be subject to constant and/or intermittent high levels of noise.

The subject site is mapped as noise affected from both the rail network and Milton Road.

The mapping identifies noise impacts exceeding 85 dB(A).

It is recommended that advice is obtained from an experienced noise and/or acoustic consultant.

Our reports provide a preliminary review of the subject site and applicable town planning information. Due to the complexity of both State government and Local government requirements, and the nature of the town planning process, we are unable to guarantee that a proposed development will or will not be approved by Council.

The information and opinions provided in reports are based on the public information available at the time, the information that may have been supplied to us, and the relevant Council planning scheme.

Importantly, the advice provided may include our professional opinion formed by reviewing and interpreting the information gathered at the preliminary investigation stage only. In some cases, our advice may be subjective and based on our experience and interpretation of Council requirements and legislation.

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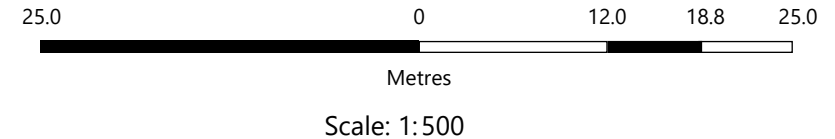
294 Milton Road, MILTON QLD 4064
Sewer, water, stormwater

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Print Date:
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Projection:
Web Mercator Auxiliary Sphere



Legend

Sewer Chamber

Sewer Fitting - Main Fittings

- OUTLET
- JOINT
- JUNCTION
- WYE
- GIBBAULT JOINT
- OUTLET
- CONCRETE STOP
- HEAD WALL

Sewer Manholes

- <all other values>
- Flume Pit
- AIR
- REFLUX
- VACCUM - OFFLINE
- SEWER DOOR
- SEWER DOOR - OFFLINE
- <all other values>
- TREATMENT PLANT - OFFLINE
- ODOUR CONTROL
- WET WELL - OFFLINE
- PUMP STATION

Sewer Vertical Gravity Main

- Model Link

Sewer Gravity Main - by Type

- TRUNK MAIN
- MODEL LINK
- TRUNK MAIN - OFFLINE
- MODEL LINK - OFFLINE
- MODEL LINK
- VACUUM MAIN
- RISING MAIN - OFFLINE

Sewer Drainage Plan Joiner

End Structure

- Pipe End Outlet

Manhole

Foul Water and Roof Water

Waterbody

- Lake
- PRESSURE GAUGE
- PRESSURE GAUGE - OFFLINE

- CHAMBER
- END FLUSHING POINT
- VACUUM LIFT
- RODDING JOINT
- END CAP
- TEE
- CROSS
- <all other values>
- PIPE BRIDGE
- PIER
- MANHOLE

Sewer Manhole -All Other Types

Sewer Manhole Stub

- SCOUR
- AIR - OFFLINE
- REFLUX - OFFLINE
- GATE
- GATE - OFFLINE

Sewer Network Structure -Treatment Plants

Sewer Network Structure - All Features

- WET WELL
- ODOUR CONTROL - OFFLINE
- PUMP STATION - OFFLINE

Sewer Vertical Pressure Main

- Service
- SYPHON
- RETICULATION MAIN
- SYPHON - OFFLINE
- RETICULATION MAIN - OFFLINE
- <all other values>
- LOW PRESSURE MAIN
- MODEL LINK - OFFLINE
- VACUUM MAIN - OFFLINE

Sewer Drainage Plan Extension

- End cap

Gully

Drain

SQID

- Artesian Well

Water Device - All Other Assets

- LEVEL SENSOR
- LEVEL SENSOR - OFFLINE

- CHAMBER - OFFLINE
- INLINE FLUSHING POINT

Sewer Fitting - All Other Fittings

- PROPERTY CONNECTION BOUNDARY
- BEND
- REDUCER
- INLET

Sewer Structure - by Type

- ANCHOR BLOCK

Sewer Support Structure Boundary

- MANHOLE - OFFLINE
- End

Sewer Control Valve - by Type

- VACCUM, AS CONSTRUCTED
- SCOUR - OFFLINE

Sewer System Valve - by Type

- BUTTERFLY
- BUTTERFLY - OFFLINE
- TREATMENT PLANT, AS CONSTRUCTED
- STORAGE FACILITY
- STORAGE FACILITY - OFFLINE

Sewer Pump Station

Sewer Network Structure Boundary

Sewer Service

- <all other values>
- DISCHARGE
- OVERFLOW MAIN
- DISCHARGE - OFFLINE
- OVERFLOW MAIN - OFFLINE

Sewer Pressure Main - by Type

- RISING MAIN
- LOW PRESSURE MAIN - OFFLINE

Sewer Drainage Plan

Culvert

- Flood Gate

Junction

Gully Connect

Surface Drain

- Detention Basin
- FLOW METER
- FLOW METER - OFFLINE
- <all other values>