



develo

115 Moree Street
Stafford Heights QLD 4053

Property Search Report

INCLUDES INFORMATION ON



Easements



Biodiversity



Noise



Flooding



Heritage



Stormwater
Pipes



Bushfire



Steep Landscape



Sewer and
Water



DATE OF REPORT
22-08-2024

ADDRESS
115 Moree Street
Stafford Heights QLD 4053

LOT ON PLAN
Lot 1 SP253174

COUNCIL
Brisbane City

PROPERTY - UTILITIES
Stormwater : Information provided
Water : Information provided
Sewer : Information provided
Power : Information provided

ZONING

General residential

SCHOOL CATCHMENT
Primary: Somerset Hills SS
Junior: Wavell SHS
Senior: Wavell SHS

Property Dashboard

This report provides important property information and identifies the common considerations when buying property, building or renovating.



N

Easements

Easements have not been identified on the property.



Y

Flooding

Flooding potential identified on the property.



N

Bushfire

Bushfire potential has not been identified on the property.



N

Vegetation Protection

Vegetation protection has not been identified on the property.



N

Character or Heritage

Character considerations have not been identified on the property.



N

Steep Landscape

Steep landscape considerations have not been identified on the property.



N

Noise Impact

Noise considerations have not been identified on the property.

NOTICE: The information and materials published in this report provides general information only and is not intended as professional or other advice and should not be relied upon as such. The information provided requires interpretation and is not to be used in law form without application of specific circumstances of the property. The information provided does not take into account the specifics of the actual parcel of land, your investment objectives, financial situation or personal needs and may depend on assumptions which may be incomplete or wrong. You should make your own inquiries and obtain independent advice tailored to your specific circumstances before making any acquisition, development or other decisions in relation to the property.

*The land area identified is approximate only and may differ from the land area identified on the certificate of Title or the Survey Plan.

*Aerial Images do not always align with property boundaries or map overlays, should be used as a rough guide and not relied upon when digging for construction.



Easements

What access rights exist over the property?

THINGS TO KNOW

Easements are typically created over a portion of land to allow someone access to the easement area for a specific purpose.

Easements are commonly required for maintenance of utilities and are located over sewer and water pipes, stormwater pipes, power lines etc. It is also common for easements to be created for shared vehicle access through properties.

Easements are recorded on a land title and is agreed to by the landowner. The easement stays recorded on the title even if the land is sold to someone else.

The landowner usually cannot build structures within an easement area or use fencing that would hinder access. Before building within or over an easement, you are required to obtain approval from the easement owner.

The Certificate of Title provides accurate easement information on easement ownership.

Note: The map below identifies public registered easements. Private covenants or agreements over the land may exist. Please contact a solicitor if you have any specific concerns about land entitlements.

SOURCE

No source information available.

YOUR RESULTS



NO easements considerations identified.

LEGEND

 Property boundary





Flooding

Is the property in a potential flood area?

THINGS TO KNOW

If your property is identified in a potential flood area, it is important to understand the possible impacts (i.e. frequency of a flood event and depth) on the property during extreme weather events. Being located in a flood area does not necessarily mean it will flood but rather has been identified as a possibility.

There are three common types of flooding that can occur:

- River, creek or waterway flooding - prolonged rain falls causing high flows of water to rise and flow over river's banks and into surrounding properties.
- Local overland flow flooding - water that runs across the ground after heavy rainfall, and may occur quickly.

- Storm surge - wind from a storm pushes the ocean towards land causing higher than normal sea levels which may affect low-lying areas close to tidal waterways and shores.

Building new, developing or extending an existing building in a potential flood area, may be subjected to Council's building requirements (e.g. minimum floor heights).

Note: The map below provides general flooding information, is based on broad modelling assumptions and does not assess each site individually or guarantee flood immunity. If within a potential flood area, we recommend contacting Council for more information.

SOURCE

Brisbane City Council

YOUR RESULTS



YES flooding area identified.

LEGEND

-  Overland flow path
-  Flood awareness extents
-  Property boundary





Bushfire

Is the property in a potential bushfire area?

THINGS TO KNOW

If your property is located in a potential bushfire area, it is important to understand the possible impacts a nearby bushfire might have on the property.

Being located in a bushfire area does not necessarily mean a bushfire will occur nearby, but rather has been identified as an area with the conditions to support a bushfire. A dry climate, the density of surrounding trees and a steep landscape can contribute to the impact and intensity of a bushfire.

If you want to build on or develop in a bushfire area, your building may be required to meet specific construction requirements to ensure the safety of residents. Please contact Council or a building certifier to identify any relevant safety requirements for your site.

Note: The map below is based on broad modeling assumptions and does not assess each site individually or guarantee bushfire immunity. If within a potential bushfire area, we recommend contacting the relevant government authority for more information.

SOURCE

No source information available.

YOUR RESULTS



NO bushfire considerations identified.

LEGEND



Property boundary



Vegetation Protection

Is the property in an area with vegetation protection?

THINGS TO KNOW

Properties located in biodiversity areas may have tree clearing restrictions of native vegetation.

Your property may be in a biodiversity area if it:

- is located near or in a river, creek or a waterway corridor
- is located in a bushland area or rural area with native vegetation
- contains large significant trees even in an urban area
- the trees have heritage values

Please contact Council or a local arborist to find out more information about clearing trees and developing a site with biodiversity considerations.

Note: The mapping below identifies potential areas that may have restrictions on tree clearing of native vegetation. The mapping is based on broad modelling assumptions and does not assess each site individually.

SOURCE

No source information available.

YOUR RESULTS



NO vegetation protection considerations identified.

LEGEND



Property boundary



Character or Heritage

Is the property in a character or heritage area?

THINGS TO KNOW

Heritage places are to be retained or restored to preserve their heritage value. Any extensions or alterations to existing heritage buildings should complement the traditional building style. There may also be demolition restrictions for existing heritage buildings.

Development on sites on or next to heritage places should also preserve and complement the traditional character of the heritage building and the surrounding area.

If a property is identified in a character area, any new houses or an extension to a house may need to be designed to fit in with the existing building character of the area.

Please contact Council or a building certifier if you have any questions about a heritage place.

SOURCE

No source information available.

YOUR RESULTS



NO character or heritage considerations identified.

LEGEND



Property boundary



Steep Landscape

Is the property in a steep area?

THINGS TO KNOW

Properties located in or near steep slopes and soil stability is of concern, may be identified as a potential landslide area.

Properties with potential landslide areas may be subject to regular erosion requiring management and stabilisation works to protect the property.

Additional construction considerations may be required to build or develop in potential landslide area, to ensure the safety of the residents of the building.

Please contact the Council or a structural engineer to find out more information.

If within a potential landslide area, we recommend contacting Council for more information.

Note: The below map identifies steep slopes based on broad modelling assumptions and does not assess each site individually.

SOURCE

No source information available.

YOUR RESULTS



NO landslide considerations identified.

LEGEND

 Property boundary



Noise

Is the property in a potential noise area?

THINGS TO KNOW

Some properties may be located near uses that generate noise such as road, rail and airport traffic. These noise generating uses can cause some nuisance for the occupants of a building if it is loud and consistent.

When building, extending or developing in a noise potential area, you may be required to consider design features that reduce noise for the residents of the building. Common design features Council

may require include installing double glazing windows, noise attenuation doors and fences. You may wish to contact an acoustic engineer for more information.

Note: The map below primarily identifies road traffic noise based on broad modelling and does not assess each site individually or any nearby sound barriers such as acoustic fences, buildings, vegetation, or earth mounds.

SOURCE

No source information available.

YOUR RESULTS



NO noise considerations identified.

LEGEND

 Property boundary



Stormwater

Are there council stormwater pipes on or near the property?

THINGS TO KNOW

Council stormwater pipes collect piped roof water and surface water from a number of properties and direct flows away from buildings. These pipes are owned by Council and generally feed into large pipes which collect water from the street curb and channel.

You may need Council approval to build over or near a large stormwater pipe. It is important to locate these pipes before digging to ensure they are not damaged.

Please contact the Council to access detailed plans that show the size and depth of pipes.

Note: The below map identifies the main pipes which individual properties rainwater runoff is collected to. It does not identify all private pipes that may exist underground and you may need to contact a company who specialises in surveying underground services.

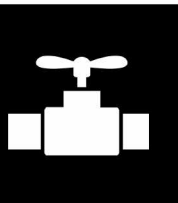
SOURCE

Brisbane City Council

LEGEND

-  Maintenance or inlet structure
-  Stormwater pipe or culvert
-  Property boundary





Water and Sewer

Are there any water or sewer pipes nearby?

THINGS TO KNOW

Water mains carry potable water from water treatment facilities to properties to use for drinking, washing and watering of gardens. Sewer mains carry waste water away from properties to sewage treatment facilities. These mains are owned by Council or a local Service Authority.

It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from Council or the Service Authority. You should contact a company who specialises in surveying underground service to get the exact location of all pipes.

Note: The map below identifies the location of pipe mains. It does not identify all private pipes that may exist underground.





Power

Are there any power lines on or near the property?

THINGS TO KNOW

Power lines (overhead or underground) transmit electricity from power stations through cables to individual properties.

It is important to locate these cables before digging or undertaking overhead work near power lines, to ensure they are not damaged or workers injured.

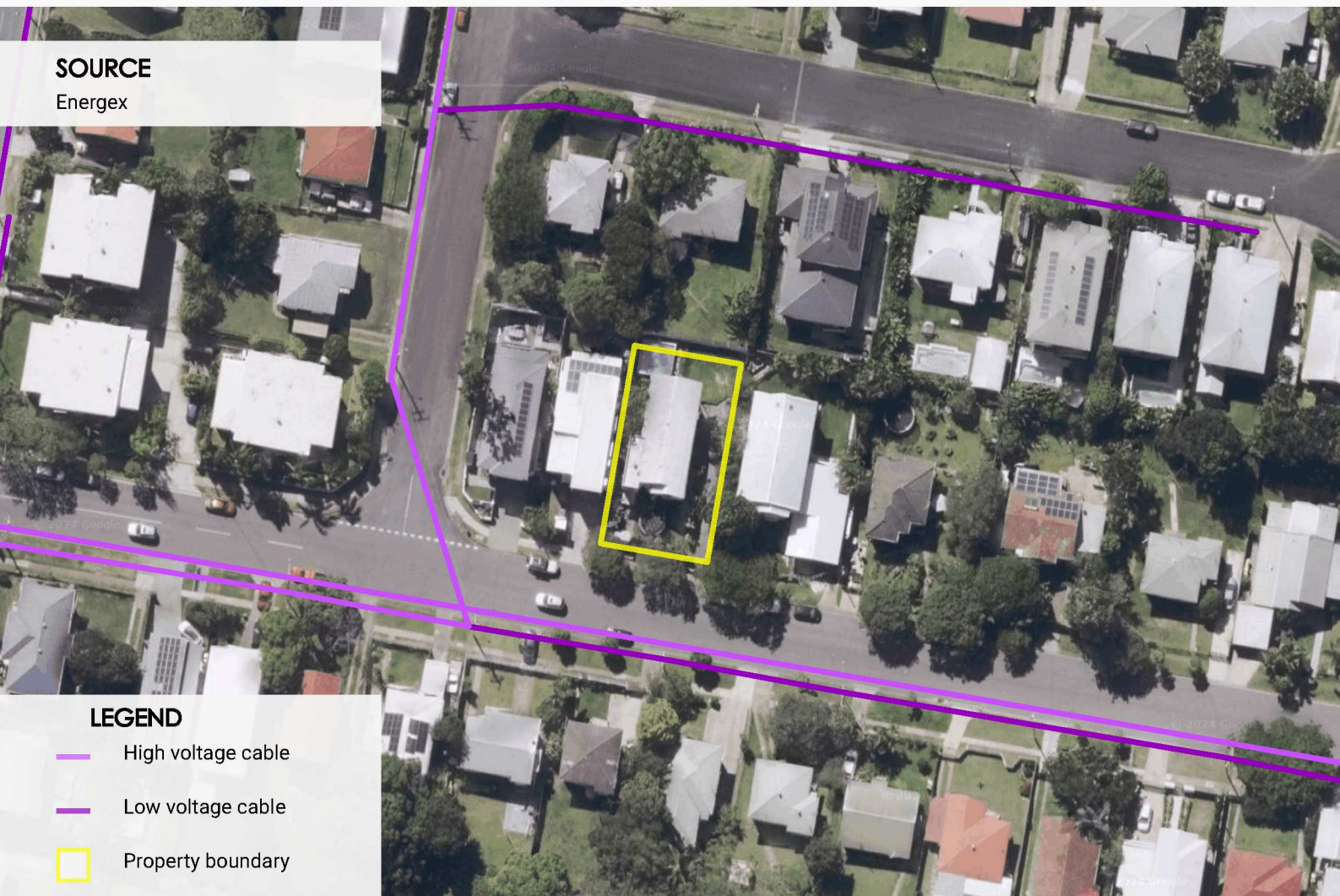
Note: The below map identifies the general location of power mains. This map should not be relied upon solely before you undertake work. Please contact the relevant Service Authority to find out further detailed information.

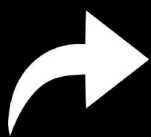
SOURCE

Energex

LEGEND

- High voltage cable
- Low voltage cable
- Property boundary





The Wrap Up!

Further suggestions to help you move forward

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THINGS TO KNOW

All the searches provided in this report are supplied by different regulatory bodies and are not the ownership of Develo Pty Ltd.

This report is a guide only and our intention is to help you become aware of the common requirements which may apply to a property. Develo does not take responsibility for the accuracy of the information supplied (e.g scale of maps and distances from services).

We strongly encourage you to seek advice from a professional building certifier, town planner or Council if you are intending to develop, renovate or build as Council may have further planning and building requirements.

WHO SHOULD I GIVE THIS REPORT TO?



Your mortgage broker and bank.



Your building and pest inspector.



Your conveyancing solicitor.



Your building professional consultant. eg. architect, designer and builder.

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