

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

Property Address

50 GROVE ST ALBION 4010

Parcel Details

Lot No and Plan: Lot 70 on RP19044

Full Property Holding:
Lot 70 on RP19044

Title Area *: 405 m²

Ward: HAMILTON

PDF Maps GRID Reference: Map 20

* refer NOTES below

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



Zones

Name	Description
LMR2 Low-medium density residential (2 or 3 storey mix)	The purpose of the Low-medium density residential zone code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale non-residential services and facilities that cater for local residents. Refer to Part 6 in the City Plan 2014 and the Factsheets.

Neighbourhood Plans

Name	Description
Lutwyche Road corridor neighbourhood plan	Neighbourhood Plans provide detailed guidance for development on sites within a Neighbourhood Plan boundary. Refer to the Lutwyche Road corridor 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.
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 3-8km	BBS zone - Distance from airport 3-8km sub-categories of the Airport environs overlay.

Name	Description
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>
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>
Dwelling house character overlay	<p>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.</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 5 sub-category	<p>Brisbane River flood planning area 5 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>
Overland flow flood planning area sub-category	<p>Overland flow flood planning area sub-category of the Flood 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>

Name	Description
Potential and actual acid sulfate soils sub-category	Potential and actual acid sulfate soils sub-category of the Potential and actual acid sulphate soils overlay.
Land at or below 5m AHD sub-category	Land at or below 5m AHD sub-category of the Potential and actual acid sulphate soils overlay.
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.</p> <p>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.</p> <p>NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.</p>
Traditional building character overlay	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. Refer to Part 8 in the City Plan 2014 and the Factsheets.
Neighbourhood character sub-category	Neighbourhood character sub-category of the Traditional building character overlay.

Name	Description
Transport noise corridor overlay	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: <ul style="list-style-type: none">• State controlled roads (State mapping)• Franchised roads• Local government controlled roads• Railway land (State mapping)
Designated State Noise corridor - rail network: Category 0: Noise level <70 dB(A)	Designated State Noise corridor - rail network: Category 0: Noise level <70 dB(A) of the Transport noise corridor overlay.
Designated State Noise corridor - rail network: Category 1: 70 dB(A) - 75 dB(A)	Designated State Noise corridor - rail network: Category 1: 70 dB(A) - 75 dB(A) of the Transport noise corridor 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 153 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; Public 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 Queensland Urban Utilities (QUU) water netserv plan. Further details can be obtained from QUU.

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.

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Local Government Authorities

 LGA boundary

[Superseded] City Plan 2014 — v31.00–2024 — Property boundaries — Holding

 Property Holding