Landchecker

Property Report



Date: 16/11/2026





Nicolette Provis

nprovis@landchecker.com.au

PROPERTY REPORT

Details

LOCAL GOVERNMENT (COUNCIL)
Brisbane City

COUNCIL PROPERTY NUMBER
Unavailable

LAND SIZE
797m² Approx

ORIENTATION
East

FRONTAGE
21.89m Approx

ZONES
LDR - Low Density Residential

OVERLAYS
Approach And Departure Limitation Surface Boundary And Contours
Distance From Airport - 13km
Dwelling House Character
Obstacle Limitation Surface
Procedures For Air Navigation Surfaces (Pans)
Wildlife Hazard Buffer 13k

Parcels

LOT/PLAN
Lot 2 RP110637

PropTrack Property Data

HOUSE
3 1 2

PropTrack Sale Events

SALE HISTORY

$780,000	08/04/2019
$150,000	03/08/2006
$127,500	18/01/1992
$53,500	15/11/1983

State Electorates

LEGISLATIVE COUNCIL
Unavailable

LEGISLATIVE ASSEMBLY
Unavailable

Schools

ZONED SCHOOLS
Primary: Seven Hills State School (822 m)
Combined: Whites Hill State College (1769 m)

CLOSEST SPECIALIST SCHOOLS
Narbethong State Special School (3767 m)

CLOSEST PRIVATE SCHOOLS
St Thomas' School (891 m)
St Martin's School (1164 m)
San Sisto College (1192 m)

Council Information - Brisbane City

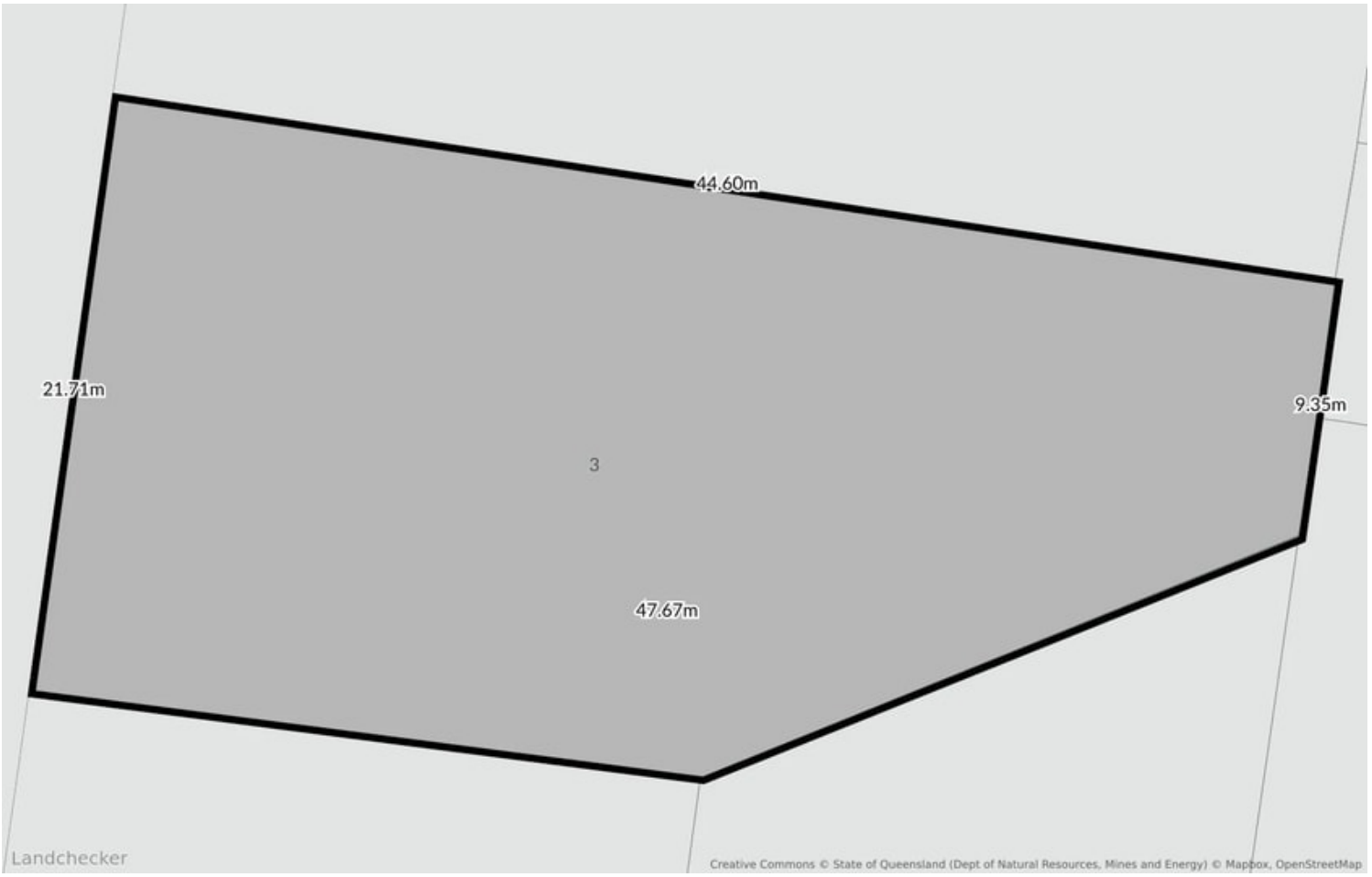
PHONE
07 3403 8888 (Brisbane City Council)

EMAIL
Unavailable

WEBSITE
http://www.brisbane.qld.gov.au/

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SITE DIMENSIONS





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ZONES



LDR - Low Density Residential

The purpose of the low density residential zone is to provide for:a. a variety of low density dwelling types andb. community uses, and small-scale services, facilities and infrastructure, to support local residents. 2. The purpose of the zone will be achieved through overall outcomes for:a. zone role b. development location and uses c. development form. 3.

Low Density Residential Zone Code

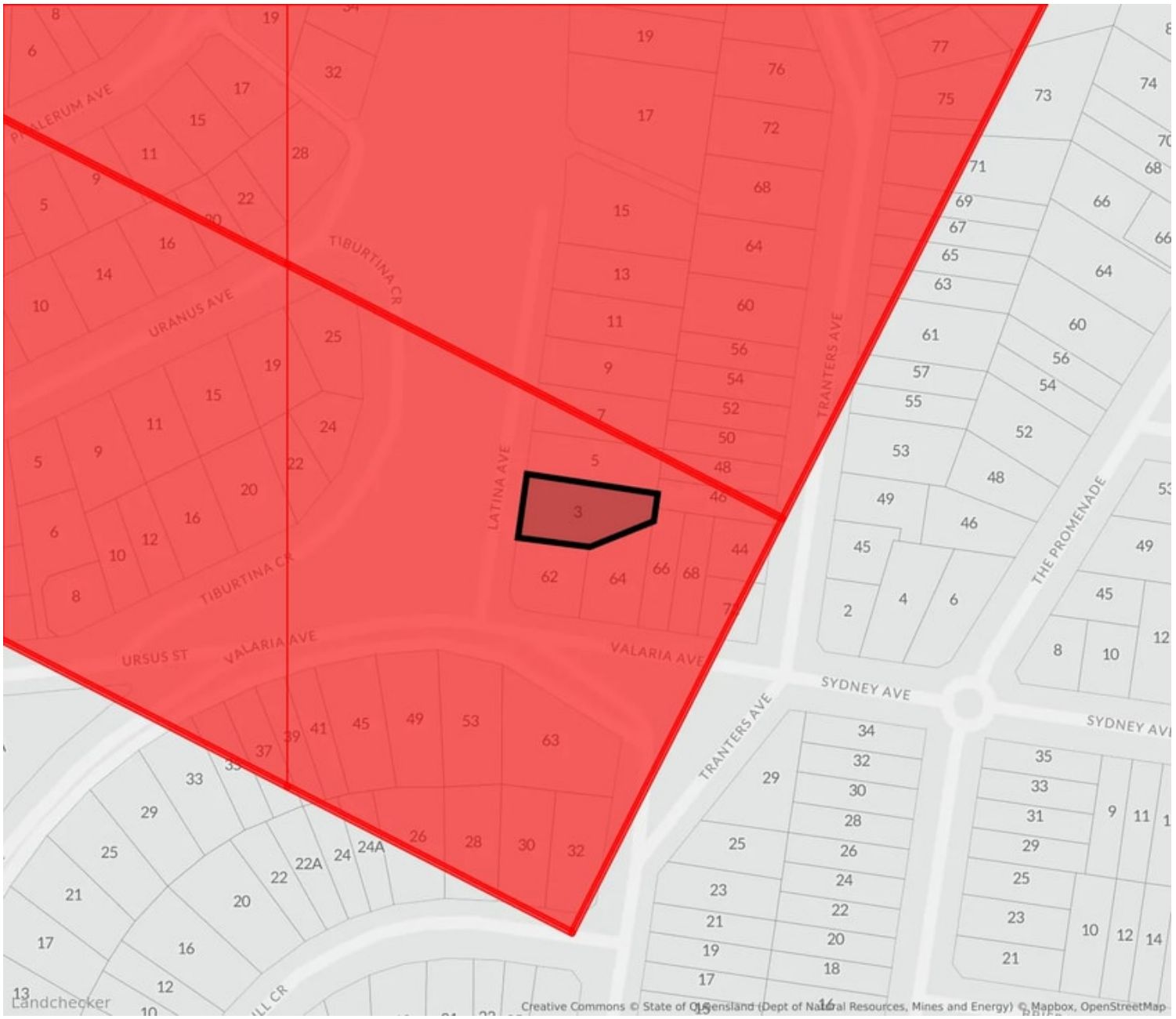
For confirmation and detailed advice about this planning zone, please contact BRISBANE CITY council on 07 3403 8888.

Other nearby planning zones

- CN - Conservation
- CR - Character Residential
- LDR - Low Density Residential
- OS - Recreation And Open Space

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OVERLAYS

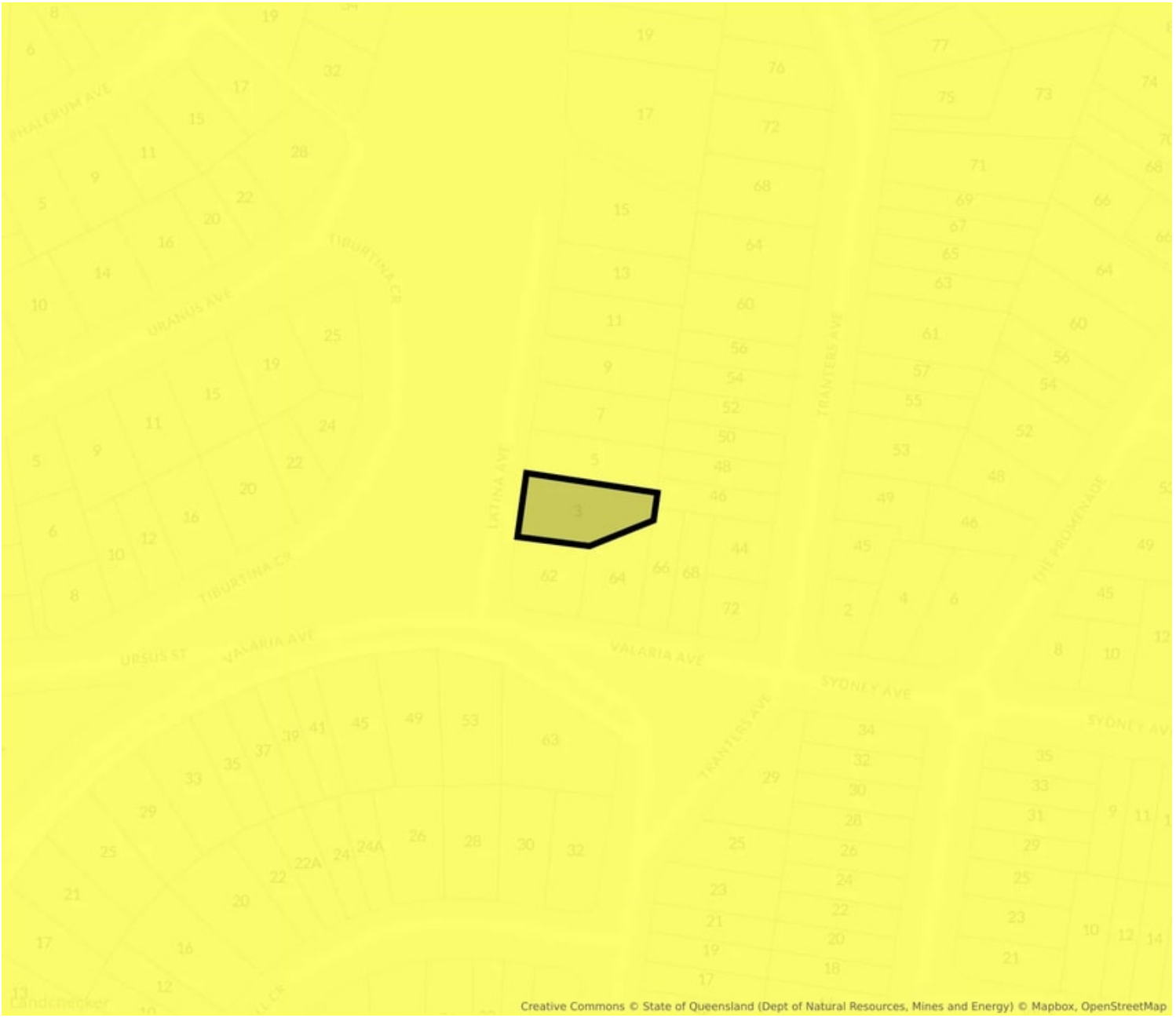


Approach And Departure Limitation Surface Boundary And Contours

For confirmation and detailed advice about this planning overlay, please contact BRISBANE CITY council on 07 3403 8888.

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OVERLAYS

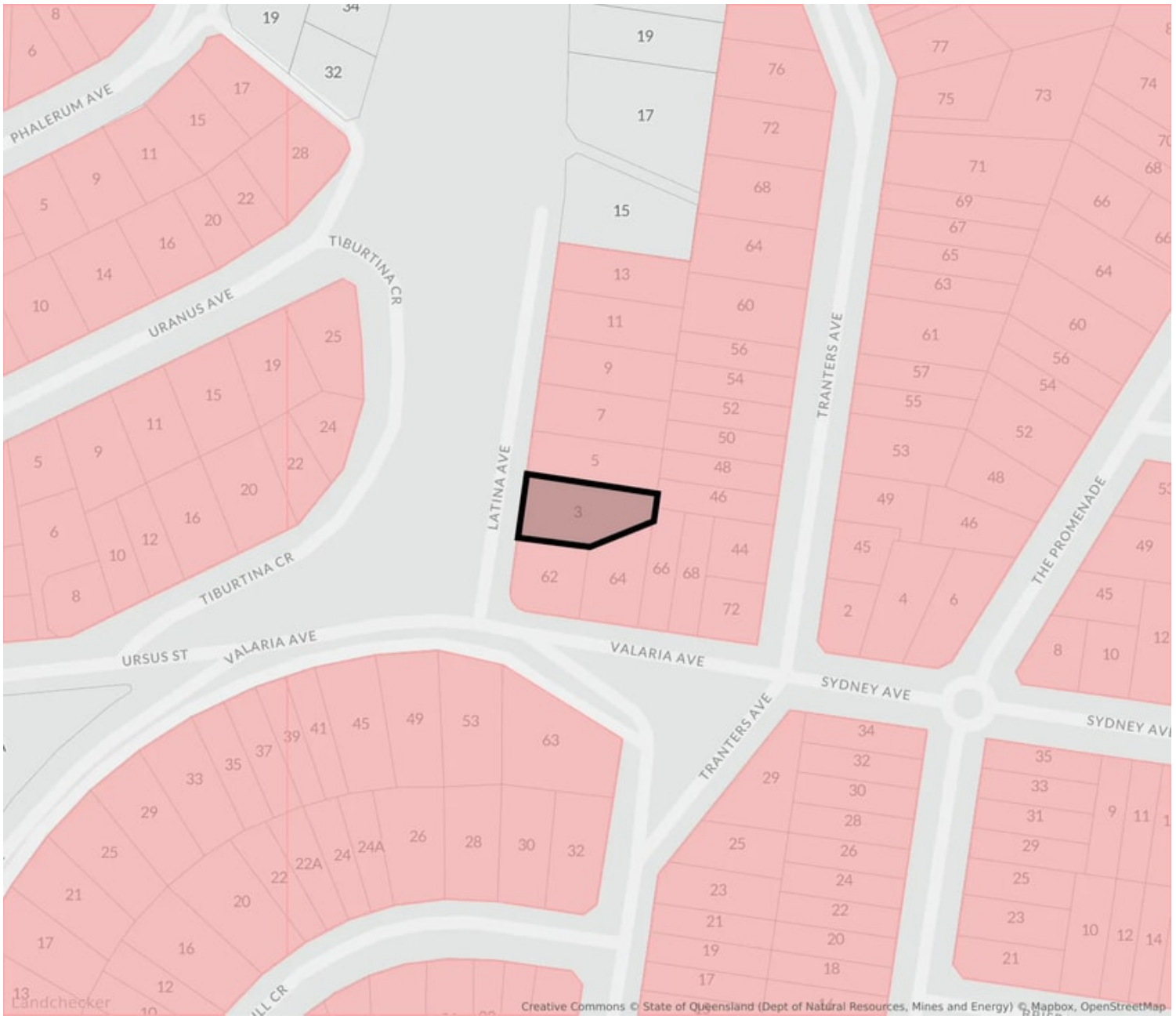


Distance From Airport - 13km

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OVERLAYS

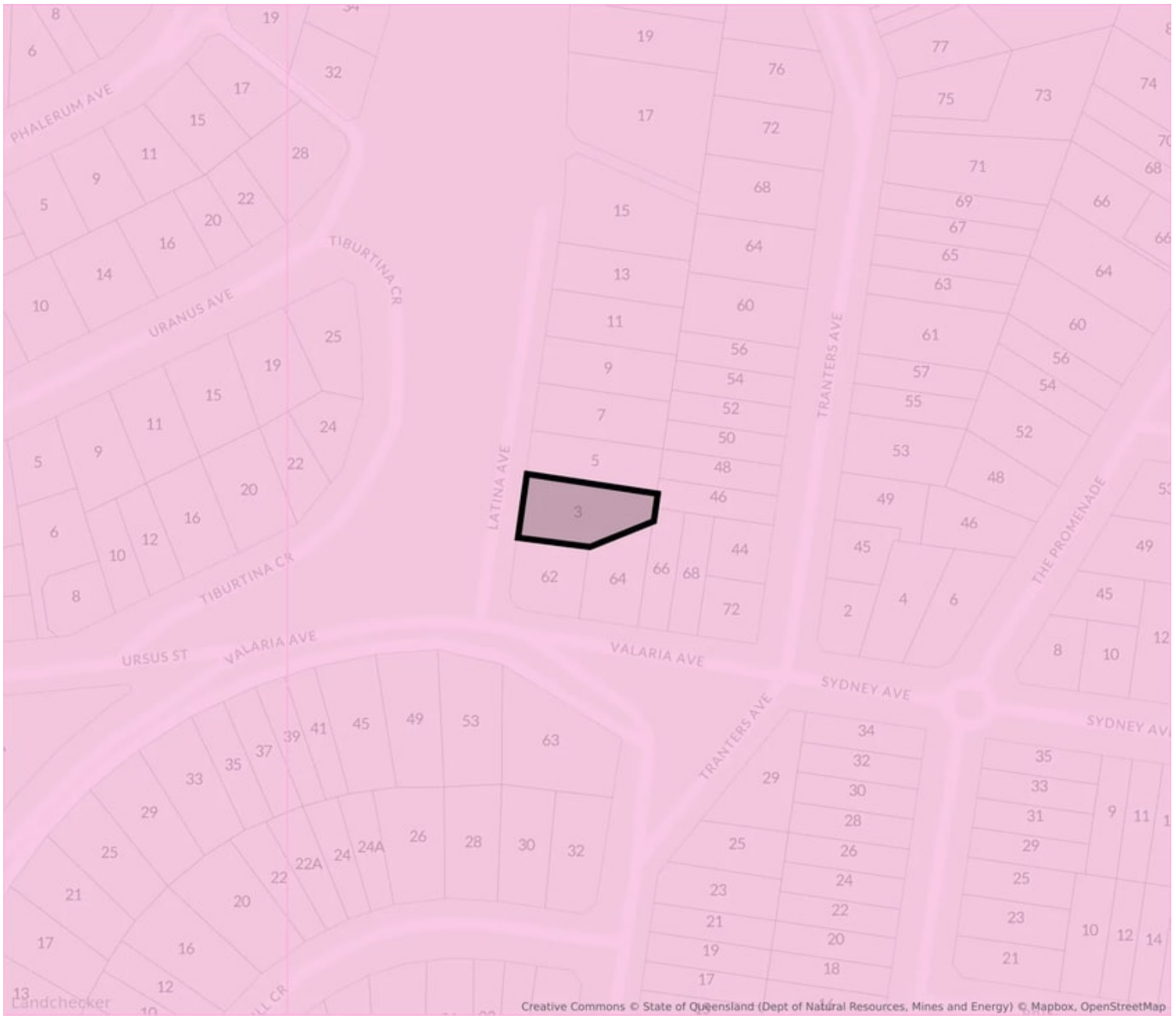


Dwelling House Character

For confirmation and detailed advice about this planning overlay, please contact BRISBANE CITY council on 07 3403 8888.

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OVERLAYS

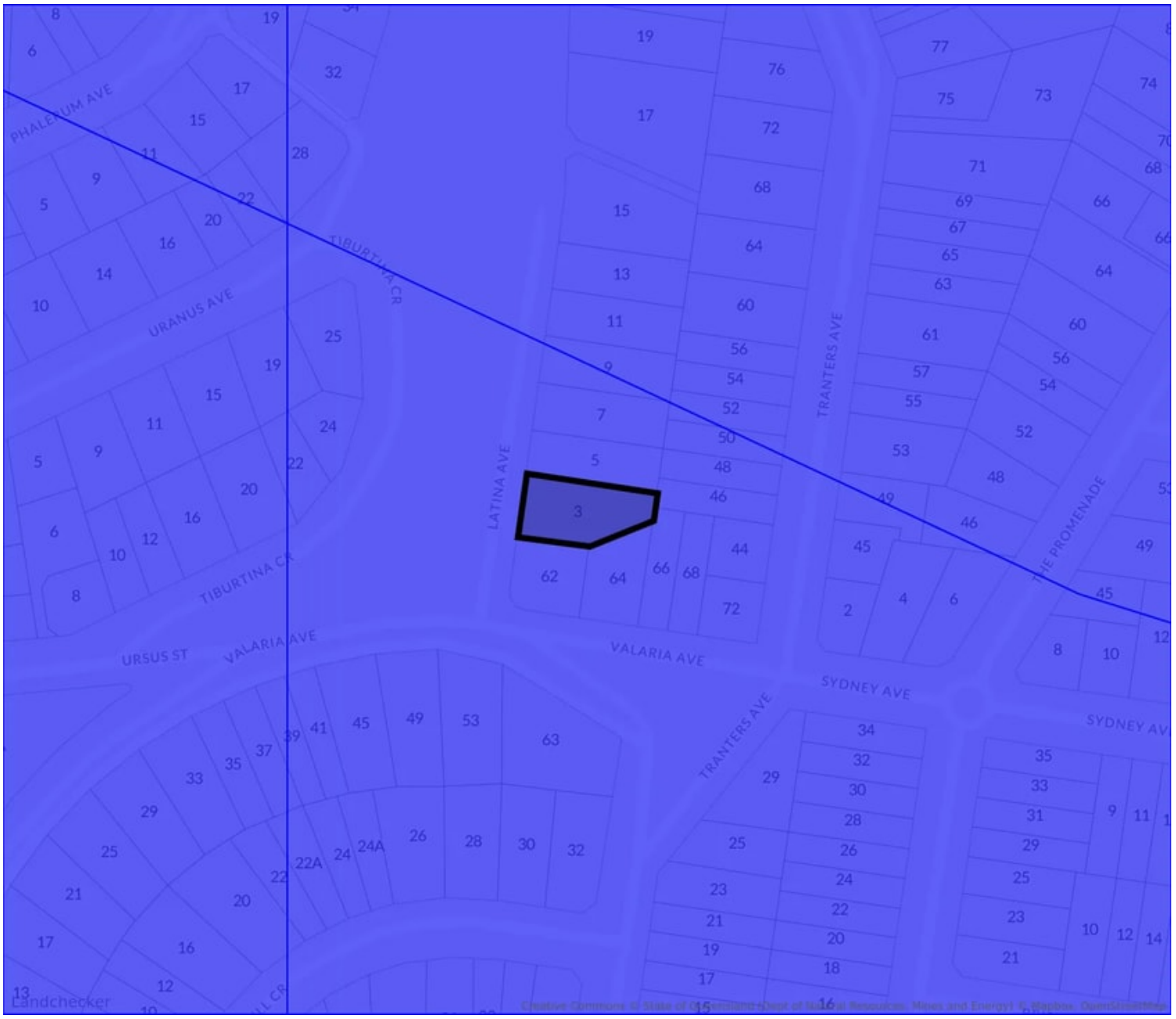


Obstacle Limitation Surface

For confirmation and detailed advice about this planning overlay, please contact BRISBANE CITY council on 07 3403 8888.

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OVERLAYS

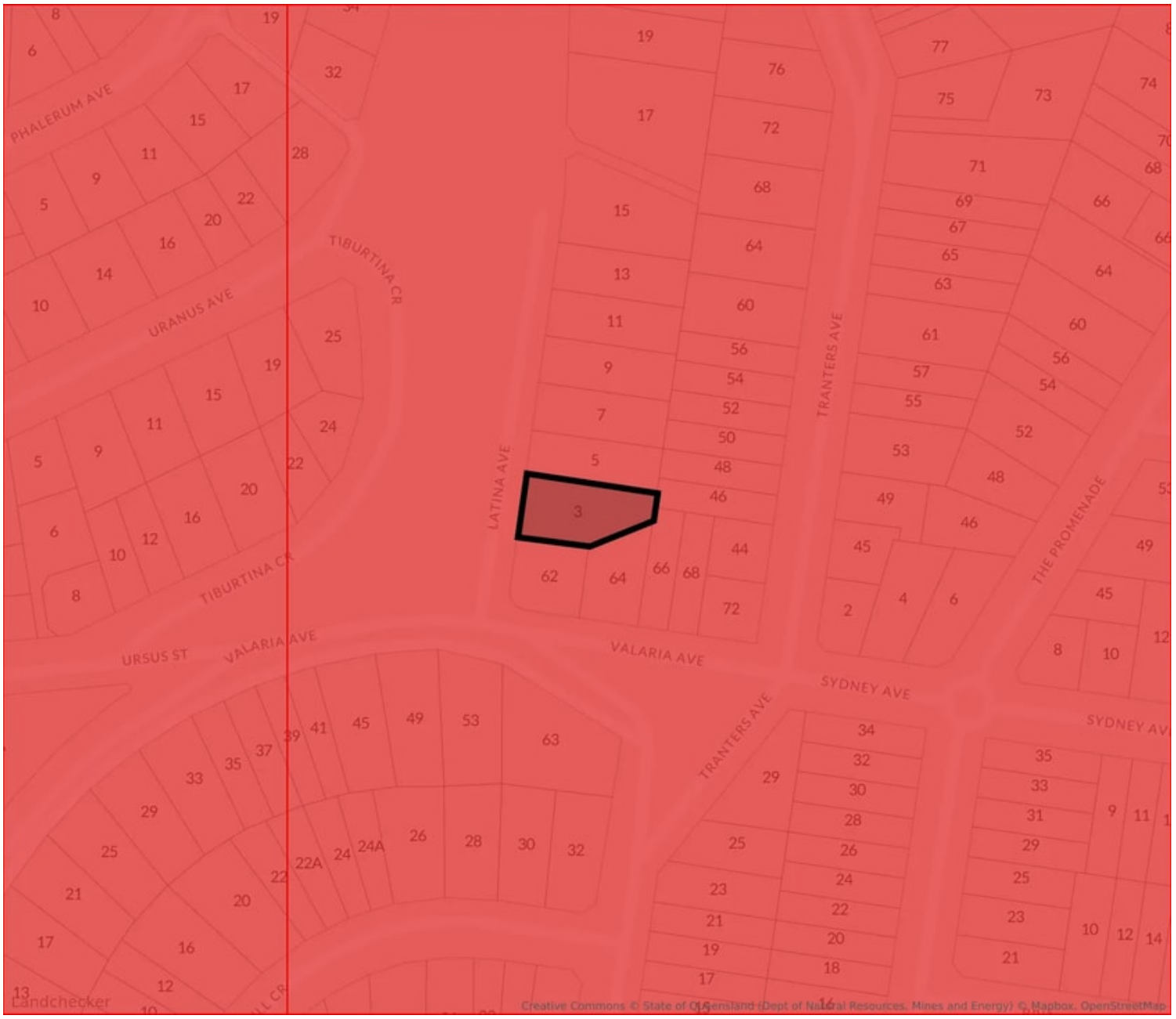


Procedures For Air Navigation Surfaces (Pans)

For confirmation and detailed advice about this planning overlay, please contact BRISBANE CITY council on 07 3403 8888.

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OVERLAYS



Wildlife Hazard Buffer 13k

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NEARBY OVERLAYS

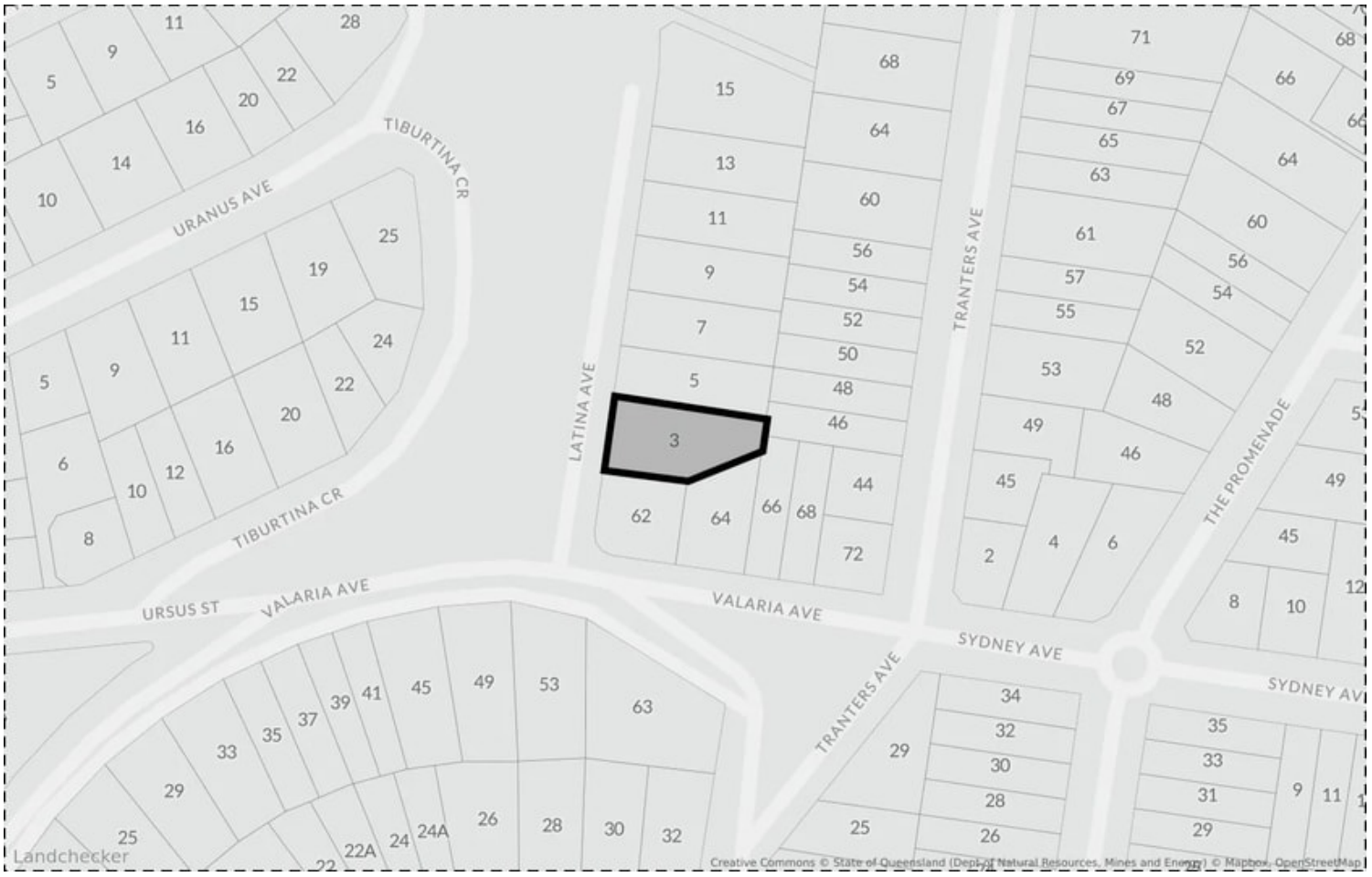


- **BIODIVERSITY AREA (HIGH ECOLOGICAL SIGNIFICANCE) – Biodiversity Overlay**
- **HORIZONTAL LIMITATION SURFACE – Airport Environs Overlay**
- **LAND ABOVE 5M AHD AND BELOW 20M AHD – Acid Sulfate Overlay**
- **MATTERS OF STATE ENVIRONMENTAL SIGNIFICANCE AREAS – Biodiversity Overlay**
- **MATTERS OF STATE ENVIRONMENTAL SIGNIFICANCE LINES – Biodiversity Overlay**
- **NEIGHBOURHOOD CHARACTER – Character Buildings Overlay**
- **POTENTIAL AND ACTUAL ACID SULFATE SOILS – Acid Sulfate Overlay**
- **WATERWAY CENTRELINE – Waterway Overlay**
- **WATERWAY CORRIDOR LOCAL – Waterway Overlay**

For confirmation and detailed advice about this planning overlay, please contact BRISBANE CITY council on 07 3403 8888.

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PLACE-BASED PLANS



Place-based Plans

There are Place-based Plans that affect this property.

For confirmation and detailed advice about the Place-based Plans, please contact the relevant source authority.

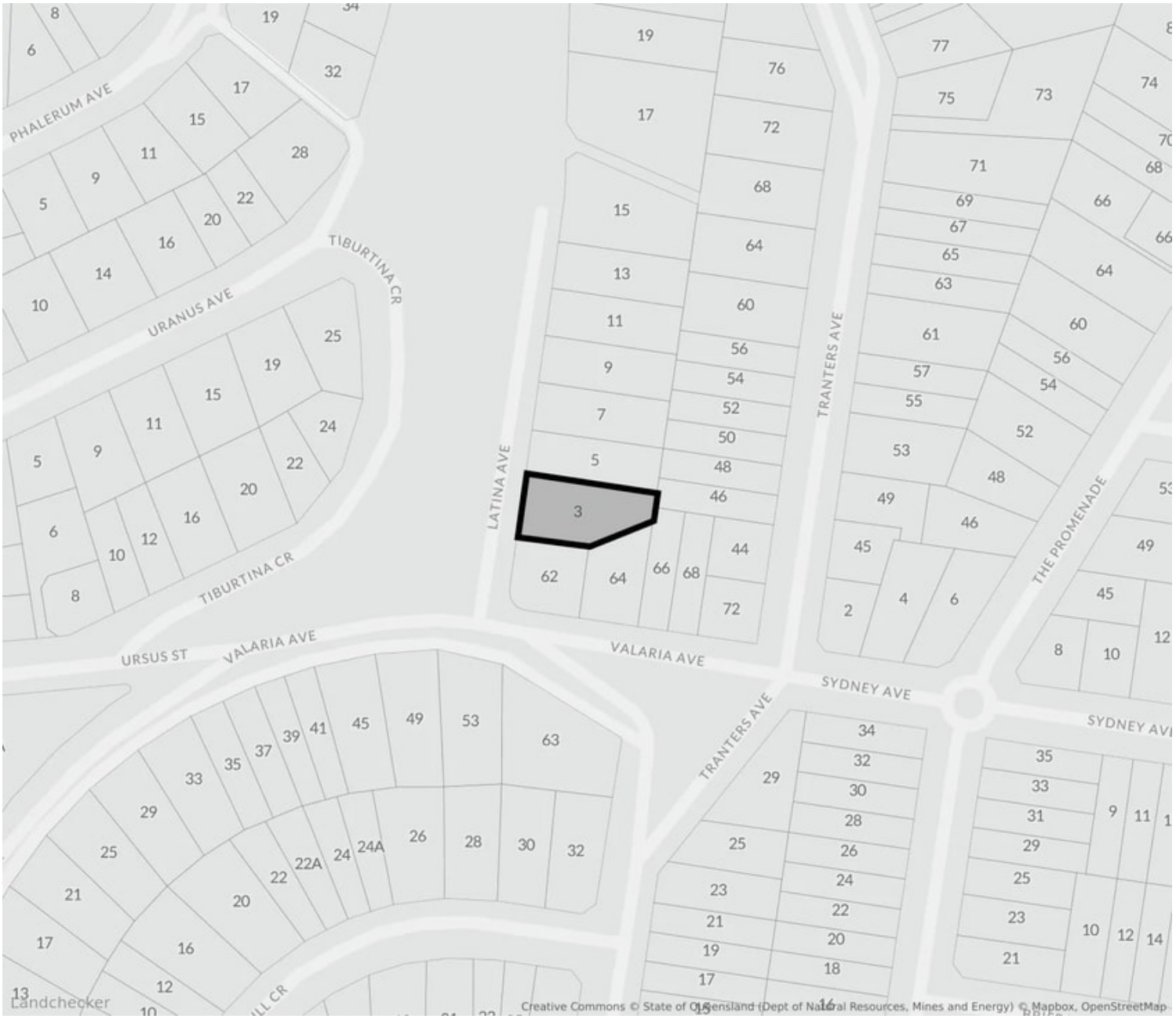
RIVER GATEWAY NEIGHBOURHOOD PLAN

The overall outcomes for the neighbourhood plan area are:
a. The River gateway area is developed as a distinct, mixed use area, supporting additional housing opportunities, improved connectivity and additional local shops, cafes, services and facilities, as well as small- to medium-scale commercial and industrial development.
b. Development is of scale and form that protects nearby residents and respects the interface of adjoining areas by carefully managing transitions.
c. Development does not constrain the ability of existing development to operate.
d. Development protects and enhances the long-term viability of environmentally significant areas, regional ecosystems, fauna habitat and movement corridors. The Seven Hills Bushland Reserve and Minnippi Parklands continue to provide a range of sustainable open space and recreational opportunities.
e. Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.

River Gateway Neighbourhood Plan

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HERITAGE



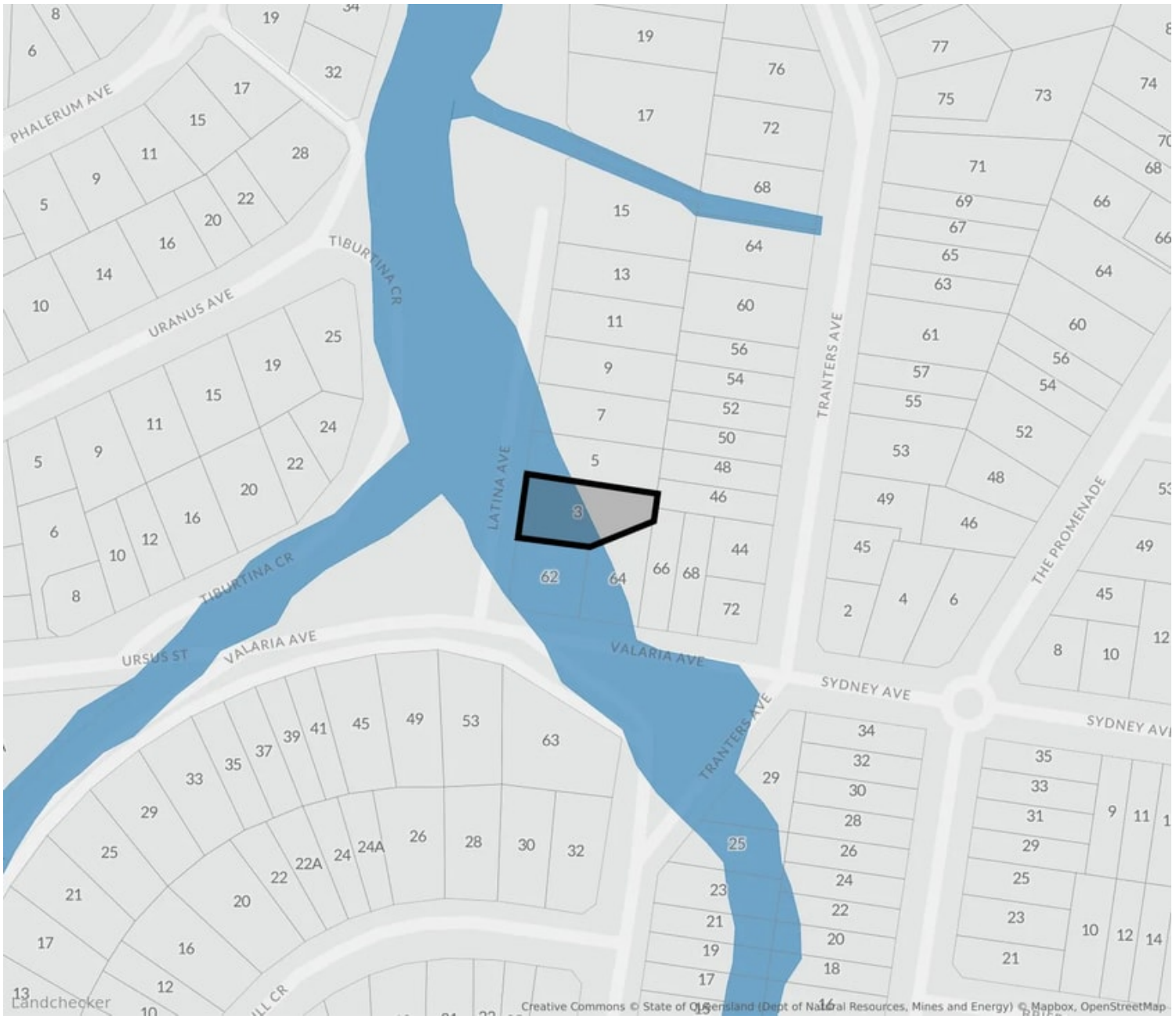
Heritage

This property has not been specified as a heritage area.

For confirmation and detailed advice about this heritage area, please contact BRISBANE CITY council on 07 3403 8888.

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FLOOD



Flood

There are flood areas on the property.

For confirmation and detailed advice about this flood area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Brisbane City Council Overland Flow Flood Planning Area	Detected	Council	01/07/2026
Brisbane City Council	Not Detected	Council	01/07/2026
Brisbane City Council Brisbane River Flood Planning Area 1	Not Detected	Council	01/07/2026
Brisbane City Council Brisbane River Flood Planning Area 2a	Not Detected	Council	01/07/2026
Brisbane City Council Brisbane River Flood Planning Area 2b	Not Detected	Council	01/07/2026

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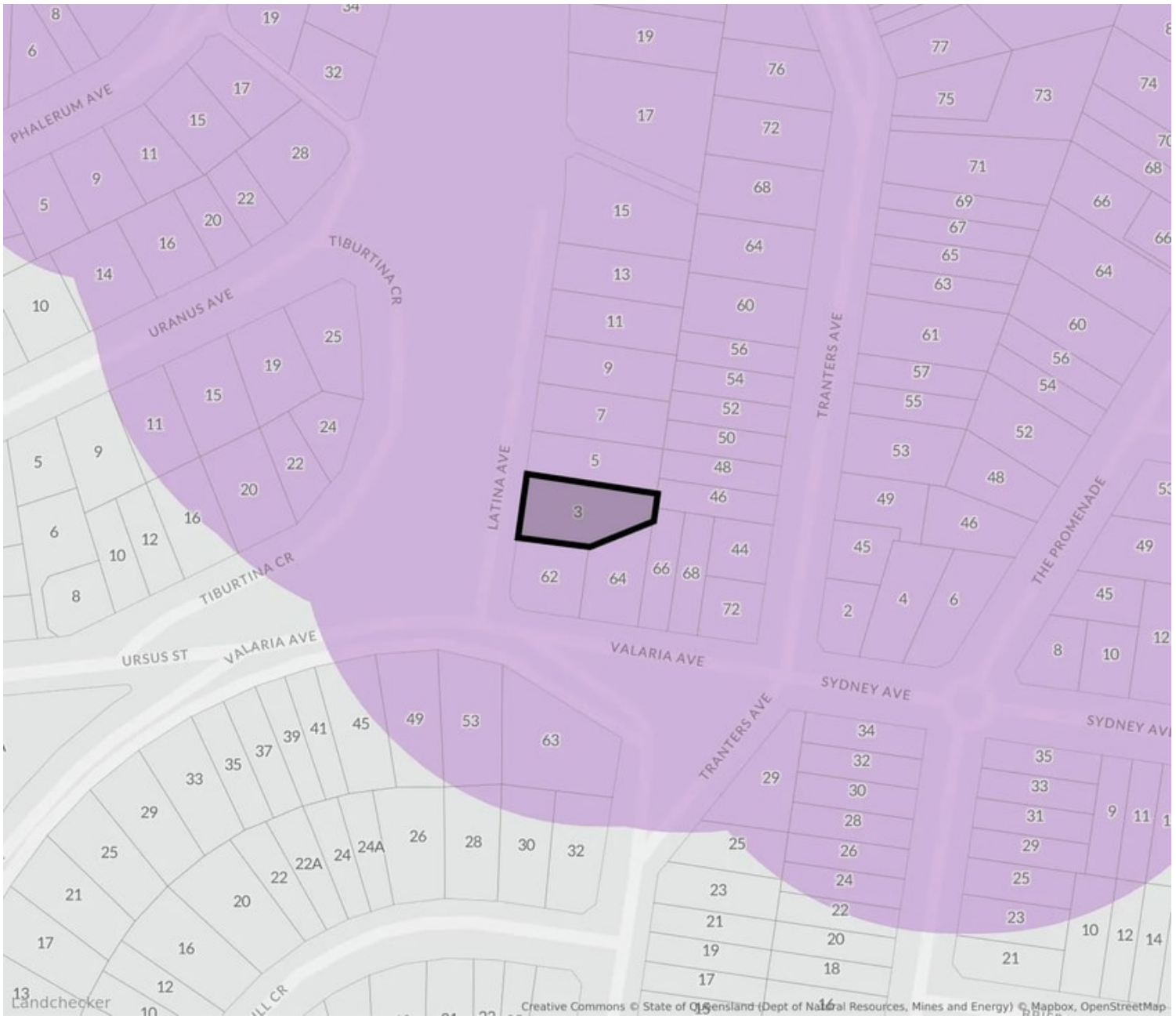
Source Authority	Status	Type	Last Updated
Brisbane City Council Brisbane River Flood Planning Area 3	Not Detected	Council	01/07/2026
Brisbane City Council Brisbane River Flood Planning Area 4	Not Detected	Council	01/07/2026
Brisbane City Council Brisbane River Flood Planning Area 5	Not Detected	Council	01/07/2026
Brisbane City Council Creek/waterway Flood Planning Area 1	Not Detected	Council	01/07/2026
Brisbane City Council Creek/waterway Flood Planning Area 2	Not Detected	Council	01/07/2026
Brisbane City Council Creek/waterway Flood Planning Area 3	Not Detected	Council	01/07/2026
Brisbane City Council Creek/waterway Flood Planning Area 4	Not Detected	Council	01/07/2026
Brisbane City Council Creek/waterway Flood Planning Area 5	Not Detected	Council	01/07/2026
Council of Redland City	Not Detected	Council	18/05/2026
Ipswich City Council	Not Detected	Council	06/11/2025
Logan City Council Flood Investigation Area	Not Detected	Council	18/05/2026
Logan City Council High Flood Island	Not Detected	Council	18/05/2026
Logan City Council High Flood Risk Area	Not Detected	Council	18/05/2026
Logan City Council High Flow Conveyance Areas Within The Flood Risk A	Not Detected	Council	18/05/2026
Logan City Council High Flow Conveyance Areas Within The Investigatio	Not Detected	Council	18/05/2026
Logan City Council Low Flood Island	Not Detected	Council	18/05/2026
Logan City Council Low Flood Risk Area	Not Detected	Council	18/05/2026
Logan City Council Meadowbrook Flood Assessment Area	Not Detected	Council	18/05/2026
Logan City Council Moderate Flood Risk Area	Not Detected	Council	18/05/2026
Logan City Council Very Low Flood Risk Area	Not Detected	Council	18/05/2026
Moreton Bay Regional Council	Not Detected	Council	24/05/2026
Moreton Bay Regional Council Balance Flood Planning Area	Not Detected	Council	24/05/2026
Moreton Bay Regional Council Flood Planning Area	Not Detected	Council	24/05/2026

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Source Authority	Status	Type	Last Updated
Moreton Bay Regional Council High Risk Flood Hazard Area	Not Detected	Council	24/05/2026
Moreton Bay Regional Council Medium Risk Flood Hazard Area	Not Detected	Council	24/05/2026
Moreton Bay Regional Council North Lakes Locality	Not Detected	Council	24/05/2026

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BUSHFIRE PRONE AREA



Bushfire Prone Area

This property is within a zone classified as a bushfire prone area.
For confirmation and detailed advice about this bushfire prone area, please contact the relevant source authority.

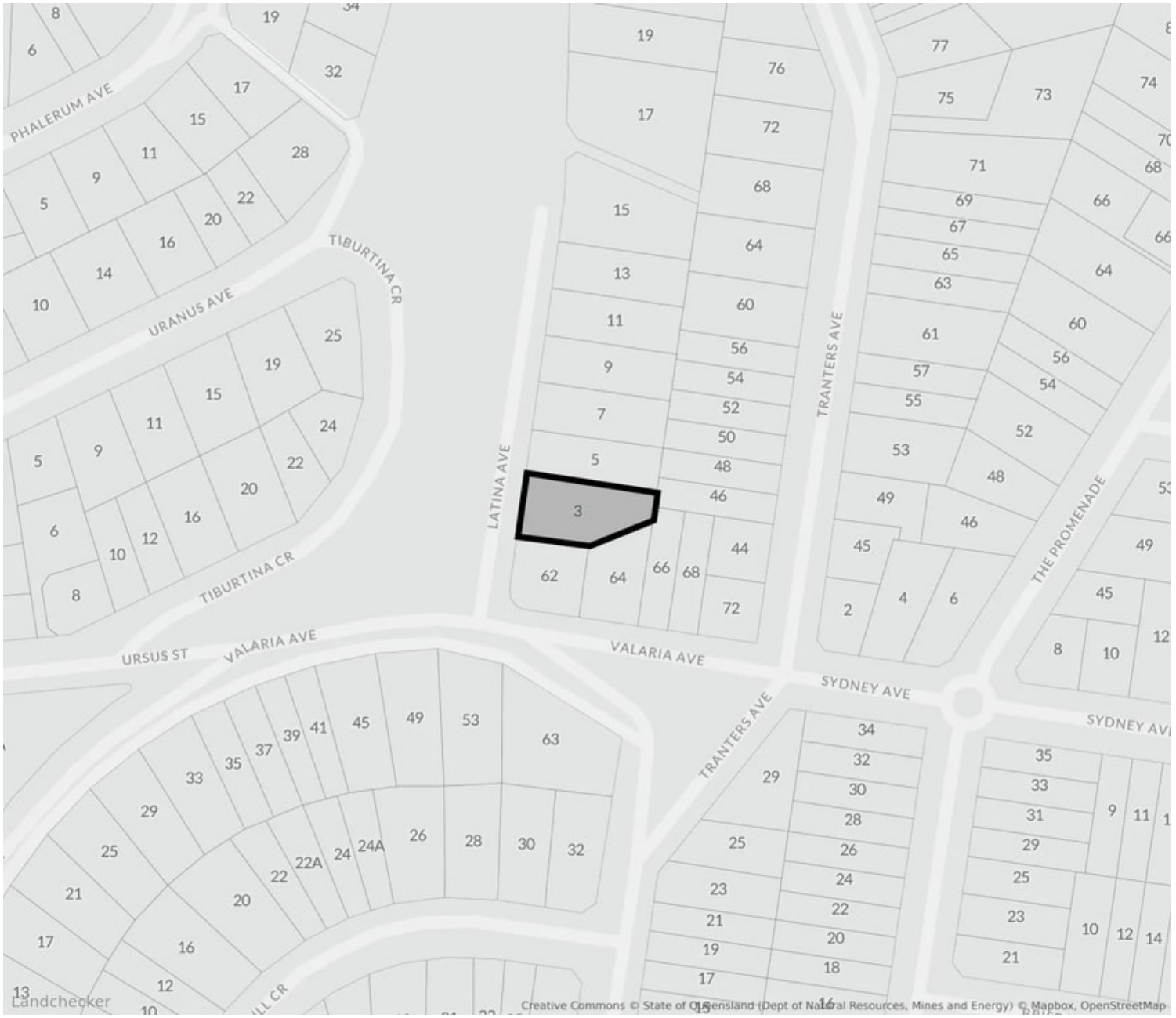
Source Authority	Status	Type	Last Updated
Brisbane City Council High Hazard Area	Detected	Council	18/05/2026
Brisbane City Council High Hazard Buffer Area	Detected	Council	18/05/2026
Brisbane City Council Medium Hazard Area	Detected	Council	18/05/2026
Brisbane City Council High Potential Bushfire Intensity	Not Detected	Council	18/05/2026
Brisbane City Council	Not Detected	Council	18/05/2026

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Source Authority	Status	Type	Last Updated
Medium Hazard Buffer Area			
Brisbane City Council Medium Potential Bushfire Intensity	Not Detected	Council	18/05/2026
Brisbane City Council Potential Impact	Not Detected	Council	18/05/2026
Brisbane City Council Potential Impact Buffer Area	Not Detected	Council	18/05/2026
Brisbane City Council Very High Potential Bushfire Intensity	Not Detected	Council	18/05/2026
Council of Redland City High Potential Bushfire Intensity	Not Detected	Council	18/05/2026
Council of Redland City Medium Potential Bushfire Intensity	Not Detected	Council	18/05/2026
Council of Redland City Potential Impact Buffer	Not Detected	Council	18/05/2026
Council of Redland City Very High Potential Bushfire Intensity	Not Detected	Council	18/05/2026
Ipswich City Council	Not Detected	Council	02/10/2025
Logan City Council	Not Detected	Council	23/05/2026
Logan City Council Bushfire Hazard (high Potential)	Not Detected	Council	23/05/2026
Logan City Council Bushfire Hazard (medium Potential)	Not Detected	Council	23/05/2026
Logan City Council Bushfire Hazard (potential Impact Buffer)	Not Detected	Council	23/05/2026
Logan City Council Bushfire Hazard (very High Potential)	Not Detected	Council	23/05/2026
Moreton Bay Regional Council High Potential Bushfire Intensity	Not Detected	Council	18/05/2026
Moreton Bay Regional Council Medium Potential Bushfire Intensity	Not Detected	Council	18/05/2026
Moreton Bay Regional Council Potential Impact Buffer	Not Detected	Council	18/05/2026
Moreton Bay Regional Council Very High Potential Bushfire Intensity	Not Detected	Council	18/05/2026

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LANDSLIDE



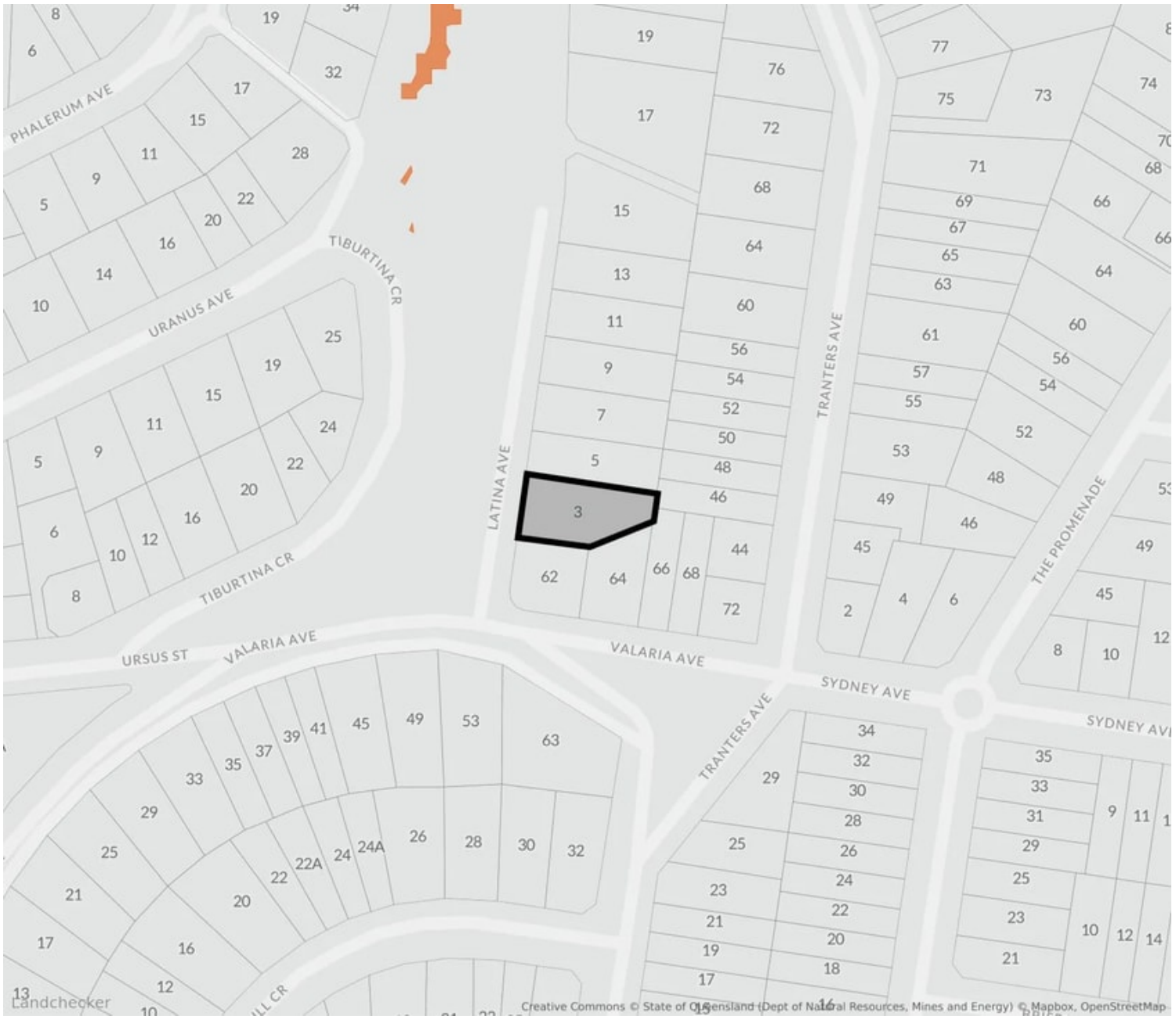
Landslide Prone Area

This property is not within a zone classified as a landslide prone area.
For confirmation and detailed advice about this landslide prone area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Brisbane City Council	Not Detected	Council	17/05/2026
Council of Redland City	Not Detected	Council	12/05/2026
Ipswich City Council	Not Detected	Council	23/10/2025
Logan City Council	Not Detected	Council	23/05/2026
Moreton Bay Regional Council	Not Detected	Council	24/05/2026

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ACID SULFATE



Acid Sulfate

This property is not within a zone classified as an acid sulfate soil area.
For confirmation and detailed advice about acid sulfate soil management requirements, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Brisbane City Council	Not Detected	Council	17/05/2026
Logan City Council	Not Detected	Council	23/05/2026
Moreton Bay Regional Council	Not Detected	Council	24/05/2026

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PROPTRACK COMPARABLE SALES



64 VALARIA AVE SEVEN HILLS QLD 4170

5 3 2

LAND AREA	615m²
TYPE	House
LAST SALE	$1,800,000 (12/06/2026)
ZONE	LDR



22 THE PROMENADE CAMP HILL QLD 4152

3 2 2

LAND AREA	415m²
TYPE	House
LAST SALE	$1,215,000 (05/09/2026)
ZONE	LDR



5 URANUS AVE SEVEN HILLS QLD 4170

3 1 2

LAND AREA	471m²
TYPE	House
LAST SALE	$1,350,000 (25/06/2026)
ZONE	LDR



11 SYDNEY AVE CAMP HILL QLD 4152

5 5 2

LAND AREA	405m²
TYPE	House
LAST SALE	$3,085,000 (20/06/2026)
ZONE	LDR

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56 STANLEY RD CAMP HILL QLD 4152

1 1 1

LAND AREA	610m²
TYPE	House
LAST SALE	$1,035,000 (31/08/2026)
ZONE	LDR



72 STANLEY RD CAMP HILL QLD 4152

3 1 1

LAND AREA	417m²
TYPE	House
LAST SALE	$1,230,000 (01/07/2026)
ZONE	LDR



90 THE PROMENADE CAMP HILL QLD 4152

3 2 2

LAND AREA	728m²
TYPE	House
LAST SALE	$1,600,000 (27/07/2026)
ZONE	LDR



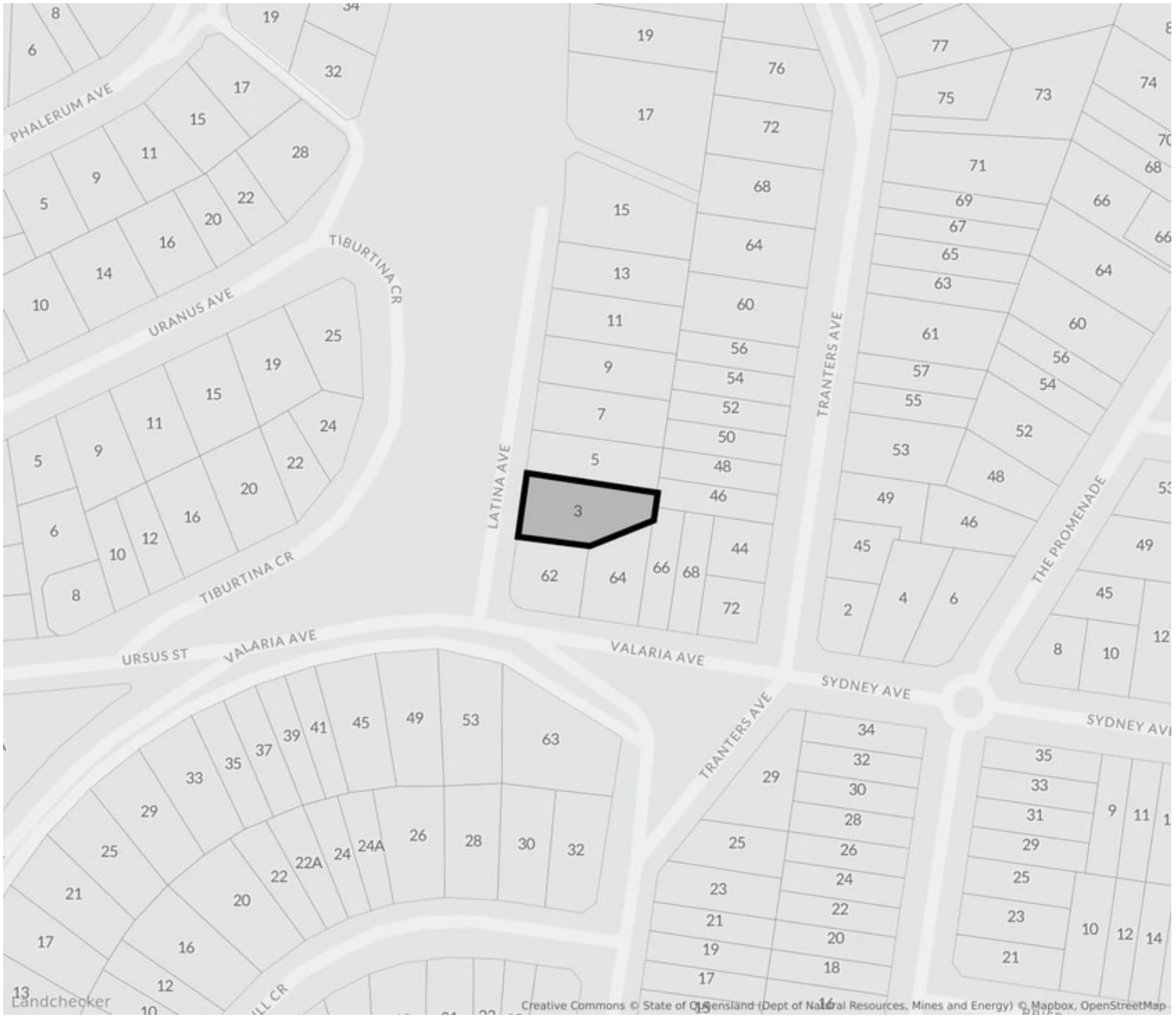
52 WYENA ST CAMP HILL QLD 4152

4 3 2

LAND AREA	407m²
TYPE	House
LAST SALE	$1,850,000 (12/07/2026)
ZONE	CR

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PLANNING PERMIT HISTORY



No planning permit data available for this property.

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NEARBY PLANNING PERMITS



Status	Code	Address	Description
APPROVED 29/10/2026	A007082260	11 Latina Ave, Seven Hills	Local government as referral agency - referral agency; → design and siting (qdc);.
APPROVED 18/09/2026	A007016275	22 Viminal Hill Cres, Seven Hills 22 Viminal Hill Cres, Seven Hills	Local government as referral agency - referral agency; - design and siting (qdc);.
APPROVED 08/09/2026	A007090152	19 Tranters Ave, Camp Hill	Carry out building work; local government as referral agency - commercial; house; referral agency for building work; - amenity and aesthetics; design and siting; dwelling house; extension;.
APPROVED 19/08/2026	A007062709	14 Brisbane Ave, Camp Hill	Carry out building work; local government as referral agency - commercial; house; referral agency for building work; - amenity and aesthetics; design and siting; dwelling house; extension;.
APPROVED 10/07/2026	A007025763	24 The Promenade, Camp Hill	Local government as referral agency - referral agency; - amenity and aesthetic impacts; building work relating to material change of use; design and siting (city plan); design and siting (qdc);.
APPROVED 09/06/2026	A007016171	22a Viminal Hill Cres, Seven Hills	Local government as referral agency - referral agency; - design and siting (qdc);.

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Status	Code	Address	Description
APPROVED 17/03/2026	A006914161	22 Viminal Hill Cres, Seven Hills 22 Viminal Hill Cres, Seven Hills	Plan sealing - plan sealing; - standard format plan;.
APPROVED 23/02/2026	A006920211	22 Viminal Hill Cres, Seven Hills 22 Viminal Hill Cres, Seven Hills	Local government as referral agency - referral agency; - design and siting (qdc);.
APPROVED 15/01/2026	A006920221	22 Viminal Hill Cres, Seven Hills 22 Viminal Hill Cres, Seven Hills	Local government as referral agency - referral agency; - design and siting (qdc);.
APPROVED 22/10/2025	A006871214	15 Viminal Hill Cres, Seven Hills	Local government as referral agency - referral agency; - amenity and aesthetic impacts; building work relating to material change of use; design and siting (city plan);.
APPROVED 12/05/2025	A006757034	62 Valaria Ave, Seven Hills	Local government as referral agency - referral agency; - qdc build over or near stormwater;.
APPROVED 28/04/2025	A006715775	22 Viminal Hill Cres, Seven Hills 22 Viminal Hill Cres, Seven Hills	Reconfigure a lot - reconfigure a lot; - subdivision of land;.
APPROVED 24/04/2025	A006755883	62 Valaria Ave, Seven Hills	Local government as referral agency - referral agency; - design and siting (qdc);.
APPROVED 17/03/2025	A006709799	75 Tranters Ave, Camp Hill	Local government as referral agency - referral agency; - design and siting (qdc);.
APPROVED 24/02/2025	A006663146	62 Valaria Ave, Seven Hills	Material change of use - commercial; - dwelling house;.
APPROVED 24/02/2025	A006697631	17 Tranters Ave, Camp Hill	Local government as referral agency - referral agency; - qdc build over or near stormwater;.
APPROVED 22/01/2025	A006671154	17 Tranters Ave, Camp Hill	Local government as referral agency - referral agency; - amenity and aesthetic impacts; building work relating to material change of use; design and siting (city plan); design and siting (qdc);.
APPROVED 17/01/2025	A006607588	76 Tranters Ave, Camp Hill	Local government as referral agency - referral agency; - design and siting (qdc);.
APPROVED 08/01/2025	A006589596	76 Tranters Ave, Camp Hill	Carry out operational work - engineering; - filling and/or excavation;.
APPROVED 09/04/2024	A006490539	68 Tranters Ave, Camp Hill	Local government as referral agency - referral agency; - design and siting (qdc);.
APPROVED 29/06/2023	A006295876	23 Viminal Hill Cres, Seven Hills	Local government as referral agency - referral agency; - qdc siting variation;.
APPROVED 10/12/2022	A006153838	56 The Promenade, Camp Hill	Carry out building work; local government as referral agency - commercial; house; referral agency for building work; - amenity and aesthetics; design and siting; extension; house on small lot;.
APPROVED 03/12/2022	A006125641	21 The Promenade, Camp Hill	Local government as referral agency - referral agency; - qdc siting variation;.
APPROVED 03/12/2022	A006155764	18 The Promenade, Camp Hill	Local government as referral agency - referral agency; - qdc siting variation;.
APPROVED 03/12/2022	A006155779	20 The Promenade, Camp Hill	Local government as referral agency - referral agency; - qdc siting variation;.
APPROVED 01/12/2022	A006134433	45 The Promenade, Camp Hill	Local government as referral agency; material change of use - house; referral agency for building work; - amenity and aesthetics; design and siting; house on small lot;.
APPROVED 15/11/2022	A006136459	18 The Promenade, Camp Hill	Local government as referral agency; material change of use - house; referral agency for building work; - amenity and aesthetics; design and siting; house on small lot;.
APPROVED 15/11/2022	A006136490	20 The Promenade, Camp Hill	Local government as referral agency; material change of use - house; referral agency for building work; - amenity and aesthetics; design and siting; house on small lot;.
APPROVED 22/08/2022	A006077736	8 Phalerum Ave, Seven Hills	Local government as referral agency - referral agency; - qdc siting variation;.

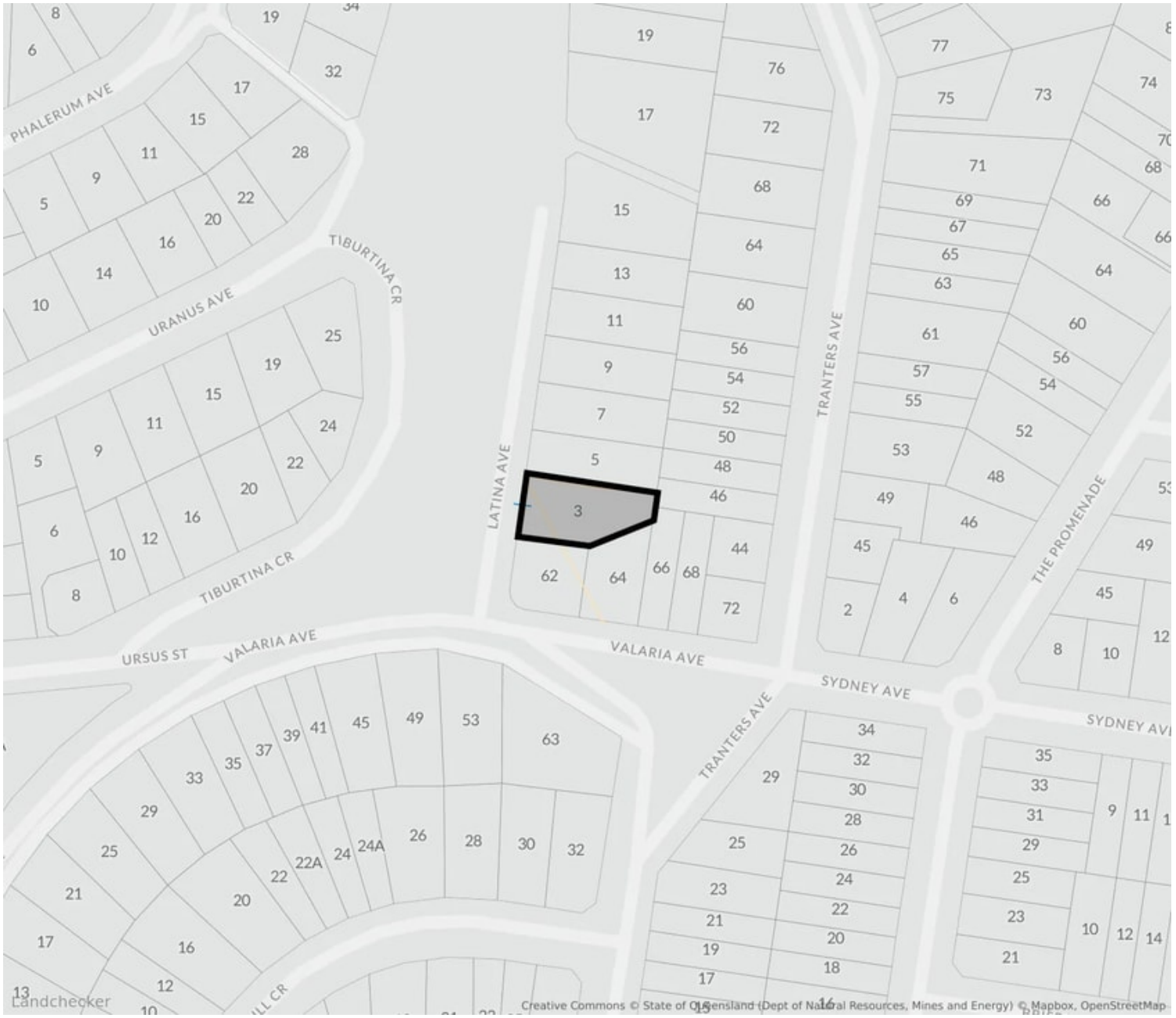
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Status	Code	Address	Description
APPROVED 17/08/2022	A006053487	25 Viminal Hill Cres, Seven Hills 25 Viminal Hill Cres, Seven Hills	Plan sealing - plan sealing; - standard format plan;.
APPROVED 08/08/2022	A006020780	10 Sydney Ave, Camp Hill 10 Sydney Ave, Camp Hill	Plan sealing - plan sealing; - standard format plan;.
APPROVED 23/06/2022	A006021164	14 Phalerum Ave, Seven Hills	Local government as referral agency - referral agency; - qdc siting variation;.
APPROVED 07/06/2022	A006022365	6 Phalerum Ave, Seven Hills	Local government as referral agency - referral agency; - qdc siting variation;.
APPROVED 20/05/2022	A005968471	11 Viminal Hill Cres, Seven Hills	Carry out building work; local government as referral agency - house; referral agency for building work; - amenity and aesthetics; design and siting; house - extension;.
APPROVED 29/04/2022	A005995928	45 Valaria Ave, Seven Hills	Local government as referral agency - referral agency; - qdc siting variation;.
OTHER 18/02/2022	A005944311	67 Tranters Ave, Camp Hill	Local government as referral agency - referral agency; - council as a referral agency to assessable development;.
APPROVED 10/02/2022	A005938795	19 Tranters Ave, Camp Hill	Local government as referral agency - referral agency; - council as a referral agency to assessable development;.
APPROVED 21/01/2022	A005876296	8 Sydney Ave, Camp Hill 8 Sydney Ave, Camp Hill	Reconfigure a lot - reconfigure a lot; - subdivision of land;.
APPROVED 30/11/2021	A005861625	8 Phalerum Ave, Seven Hills 8 Phalerum Ave, Seven Hills	Plan sealing - plan sealing; - standard format plan;.
APPROVED 12/11/2021	A005834552	18 Brisbane Ave, Camp Hill 18 Brisbane Ave, Camp Hill	Plan sealing - plan sealing; - standard format plan;.
APPROVED 06/10/2021	A005805247	67 Tranters Ave, Camp Hill 67 Tranters Ave, Camp Hill	Plan sealing - plan sealing; - standard format plan;.
APPROVED 13/08/2021	A005772254	25 Viminal Hill Cres, Seven Hills 25 Viminal Hill Cres, Seven Hills	Reconfigure a lot - reconfigure a lot; - subdivision of land;.
APPROVED 13/05/2021	A005707699	8 Phalerum Ave, Seven Hills 8 Phalerum Ave, Seven Hills	Reconfigure a lot - reconfigure a lot; - subdivision of land;.
APPROVED 15/04/2021	A005625302	67 Tranters Ave, Camp Hill 67 Tranters Ave, Camp Hill	Reconfigure a lot - reconfigure a lot; - subdivision of land;.
APPROVED 07/04/2021	A005652534	18 Brisbane Ave, Camp Hill 18 Brisbane Ave, Camp Hill	Reconfigure a lot - reconfigure a lot; - subdivision of land;.
APPROVED 20/03/2020	A005395145	22 Tiburtina Cres, Seven Hills	Local government as referral agency; material change of use - commercial; referral agency for building work; - amenity and aesthetics; design and siting; dwelling house;.
APPROVED 27/02/2020	A005385882	24 Tiburtina Cres, Seven Hills	Local government as referral agency; material change of use - commercial; referral agency for building work; - amenity and aesthetics; design and siting; dwelling house (small lot); dwelling house;.
APPROVED 28/11/2019	A005302940	24 Tiburtina Cres, Seven Hills	Plan sealing - plan sealing; - standard format plan;.
APPROVED 23/10/2019	A005314094	68 Tranters Ave, Camp Hill	Carry out building work - build over or near stormwater; - build over or near stormwater;.
OTHER 03/02/2022 (received)	A005938995	11 Viminal Hill Cres, Seven Hills	Local government as referral agency - referral agency; - qdc siting variation;.

For confirmation and detailed advice about this planning permits, please contact BRISBANE CITY council on 07 3403 8888.

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EASEMENTS



Water
Urban Utilities

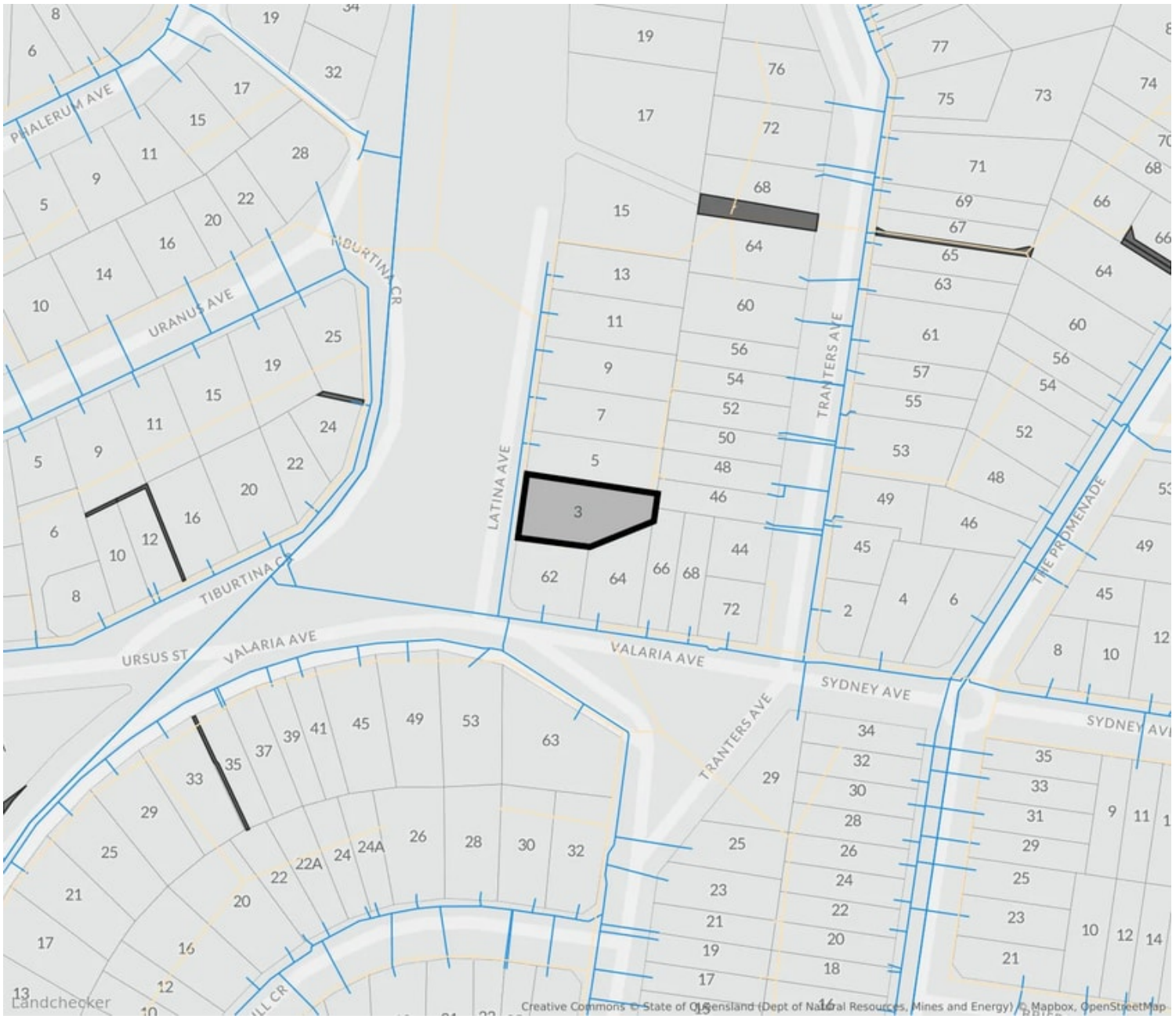
Sewer
Urban Utilities

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NEARBY EASEMENTS



Water
Urban Utilities

Sewer
Urban Utilities

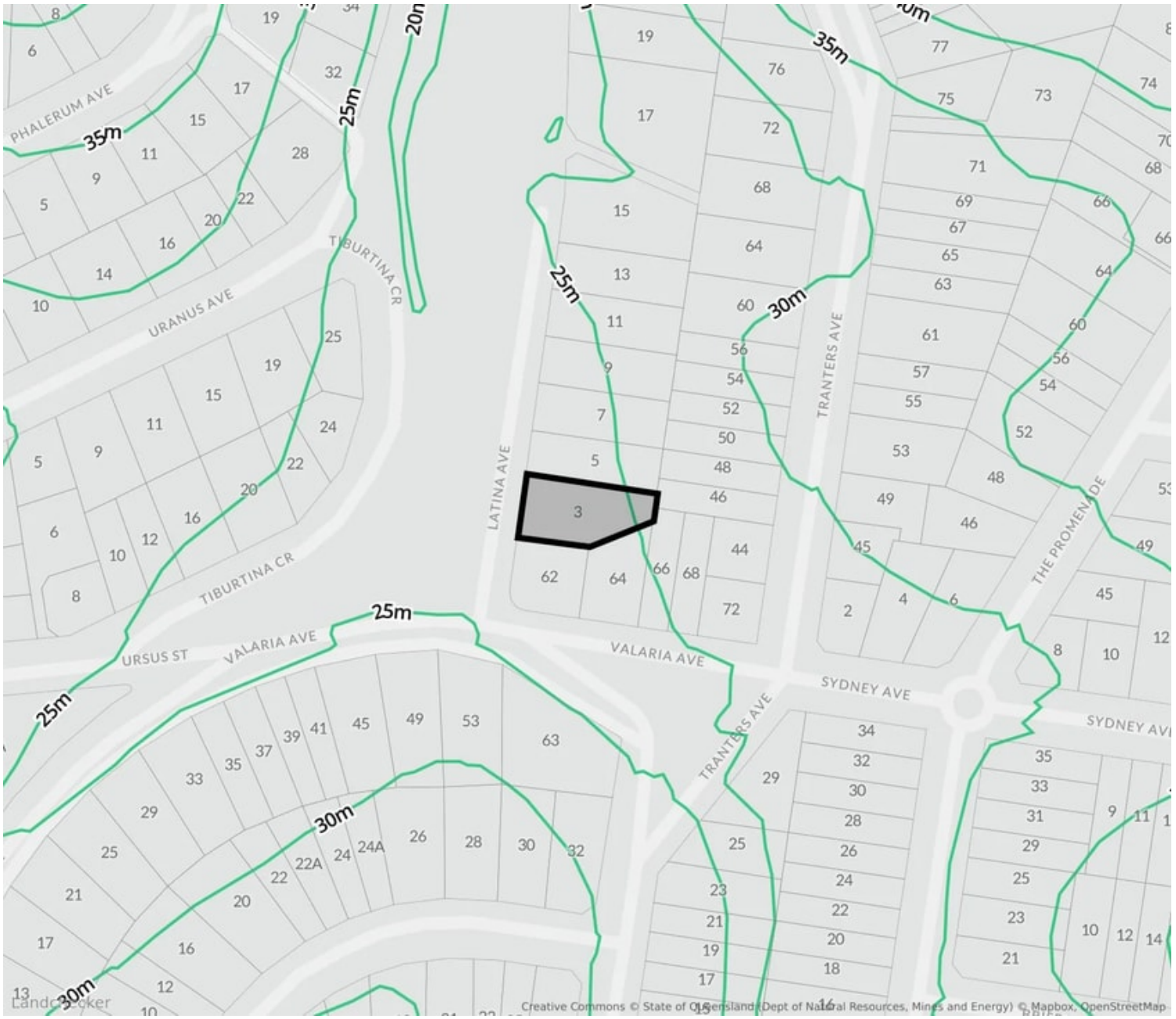
Other
Queensland Government

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TOPOGRAPHY



1 - 5m Contours

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