



Dedicated to a better Brisbane

DISCLAIMER

- 1 This FloodWise Property Report provides defined flood levels from river, creek, waterway and storm tide flooding and ground levels and whether a property is mapped as being in an overland flow path.
- 2 Defined flood levels are determined from the information available to Council at the date of issue. The defined flood level for a particular property may change if more detailed information becomes available, or changes are made in the method of calculating flood levels.
- 3 For these reasons, Council makes no warranty or representation regarding the accuracy or completeness of a FloodWise Property Report. Council disclaims any responsibility or liability in relation to the use or reliance by any person on a FloodWise Property Report.

EXPLANATIONS

- 1 The flood information supplied does not represent the highest possible flood level that could occur on this property. A flood level more severe than the defined flood level can occur, although, such events are rare.
- 2 A property may be affected by several sources of flooding (e.g. river, creek, waterway, storm tide, and or overland flow). Council provides flood information on the highest known source.
- 3 Council receives ground level information from a number of sources, including design plans, as-constructed drawings, ground surveys and airborne laser scanning. This report contains Council's most recent received ground levels but there is still a possibility that Council's records may show ground levels prior to recent development. A registered surveyor can confirm exact ground levels.
- 4 If your property is flagged as being in a waterway corridor, development is controlled to preserve the capacity of the land to meet the waterway objectives. For further information contact the Development Assessment Customer Liaison Officer on 3403 8888.
- 5 Any proposed filling of land must be undertaken in accordance with both legal responsibilities and the requirements specified in the *Brisbane City Plan 2000*. Habitable floor levels are to be in accordance with the *Brisbane City Plan 2000*.
- 6 This FloodWise Property Report is a guide only and should not be used or relied upon for development purposes. The information provided may not take into account recent building and development which may impact on overland flow paths. If you intend to build or develop it is recommended that a Registered Surveyor or Registered Professional Engineer in Queensland (RPEQ) be engaged to undertake the appropriate assessments.

QFCI

Jm

Date: 20/09/11

Exhibit Number: 563

This FloodWise Property Report shows the type of flooding that may occur at the property address selected below. It shows the maximum height that flood water may reach in the table titled "Flood Level Information".

PROPERTY DETAILS

Street Address	[REDACTED]
Lot on Plan	[REDACTED]

FLOOD LEVEL INFORMATION

Note: Please read the Disclaimer, Explanations and Terms and Definitions to help you understand and interpret the information contained in this report.

Minimum Ground Level based on most recent Council information	[REDACTED] m AHD
Maximum Ground Level based on most recent Council information	[REDACTED] m AHD
Highest defined flood level (DFL) (or 100 Year ARI Flood Level)	[REDACTED] m AHD
Highest flooding source from	CREEK/WATERWAY
Flooding may also occur from *	Not available
Approximate depth of flooding on this property defined flood level (DFL) less the minimum ground level	The minimum ground level is above the Defined Flood Level
Minimum habitable floor level	[REDACTED] m AHD
Highest defined flood level (DFL) in metres + 500 mm	

**If flooding also occurs from an overland flow path, see the information below:*

Flood levels from overland flow path flooding are difficult to predict and may result in a higher overall flood level than that indicated from other sources. Please read the information about overland flow given in the Definitions section. Please note that the depth of a potential overland flow path cannot be determined in this report.

FURTHER FLOOD LEVEL INFORMATION

If you are planning a subdivision, building a new dwelling, extending an existing dwelling, and/or other similar development, the following information may also apply:

ARI Flood Level

Highest 100 Year or DFL  m AHD Flooding from: **CREEK/WATERWAY**

Highest 50 Year  m AHD Flooding from: **CREEK/WATERWAY**

Highest 20 Year  m AHD Flooding from: **CREEK/WATERWAY**

Highest 5 Year  m AHD Flooding from: **CREEK/WATERWAY**

Flooding may also occur from: **Not available**

FURTHER INFORMATION ABOUT FLOODING

Council's *Be FloodWise* program has a range of publications available that provide information on flooding in Brisbane, how to prepare your home and yard to reduce the impact of flooding and flooding considerations when buying or renting, or building or renovating. This information is available by visiting www.brisbane.qld.gov.au/floodwise or from the Contact Centre by phoning Council on (07) 3403 8888.

TERMS AND DEFINITIONS

Australian Height Datum (AHD)	The Australian Height Datum is the reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.
Average Recurrence Interval (ARI)	The probability of experiencing a flood of a particular magnitude is expressed as an Average Recurrence Interval (ARI). ARI is a statistical estimate of the average period (in years) between the occurrences of a flood event of a given size or greater (based on long term averages). For example, a 5 Year ARI means that during a five-year period there is a chance that a flood event of this size or greater may occur at least once. The ARI gives no indication of when a flood of this size may occur next.
Defined flood level (DFL)	A water level derived through mathematical modelling of the defined flood event that is adopted by a local authority for management of development. The DFL does not indicate the full extent of flood-prone land. Generally the standard used is the 100 Year ARI. The DFL is used for determining the development levels for various types of development e.g. houses, subdivisions etc. For further information, refer to the House Code in <i>Brisbane City Plan 2000</i> , specifically Table 1: House Flood Immunity Levels for residential property. For all other development refer to Council's Subdivision and Development Guidelines.
Maximum Ground Level	The highest ground level on the property based on most recent ground level information. Check with a Registered Surveyor for further information.
Minimum Ground Level	The lowest ground level on the property based on most recent ground level information. Check with a Registered Surveyor for further information.
Minimum Habitable Floor	The minimum level at which habitable areas of development (generally including bedrooms, living rooms, kitchen, study, family and rumpus rooms) must be constructed.
Overland flow paths	<p>The stormwater runoff which exceeds the capacity of the underground drainage system (if present) and which concentrates in surface depressions, yards and gullies as it flows down a catchment. Such flooding may result from a severe thunderstorm or periods of prolonged rain.</p> <p>Using the characteristics of areas for which detailed flood modelling and mapping has been collated, Council has developed computer generated mapping to indicate the potential for flooding in other areas. These are called overland flow paths. As this mapping is not derived from a study of individual geographical areas, it can only indicate the possibility of flooding rather than a depth.</p>
Storm Tide	The water level which results from the rise above the normal tide level due to the combined effects of wind and atmospheric pressure caused by severe weather conditions such as tropical cyclones or storms. Such rises may lead to flooding in coastal and bayside areas of the city.
Waterway Corridor	The corridors are defined in <i>Brisbane City Plan 2000</i> , along waterways (being a river, creek or creek tributary) to protect water flow, water quality, biodiversity, and recreation values. The potential to build or extend a home situated within a waterway corridor is restricted.
Brisbane City Plan 2000	<p>The <i>Brisbane City Plan 2000</i> is a planning scheme which directs all building and development in Brisbane. Council assesses proposed new development against the City Plan.</p> <p>The City Plan can be downloaded to your PC in an electronic version available from Council's website at http://www.brisbane.qld.gov.au</p>