

QFCI

Date: 27/09/11 Jm

Exhibit Number: 640



Brisbane City Council FloodWise Property Report

Report Reference

1757256

25/09/2011 14:10:13

Dedicated to a better Brisbane

The FloodWise Property Report is a free report to inform Brisbane residents and professionals about flood risks for a specified lot or property so they may better prepare for flooding and to plan and build in accordance with Council requirements. A flood level higher than those shown below can occur in any year, although such events are rare.

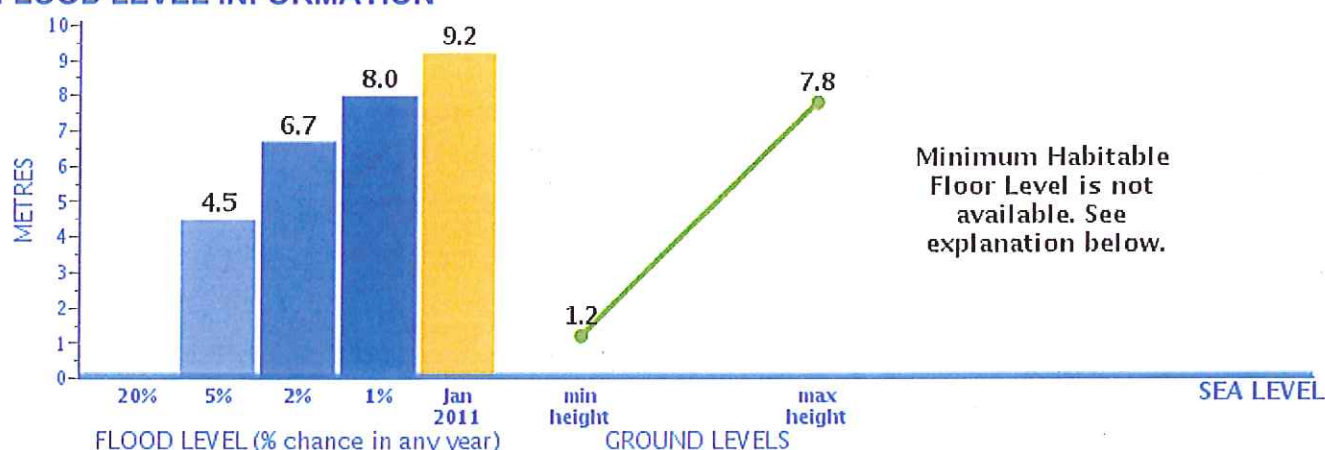
To find out more about how the contents of this report may affect your ability to build or renovate, as well as Council advice on how to protect your property and family by being FloodWise, visit www.brisbane.qld.gov.au, a Customer Service Centre or call (07) 3403 8888.

PROPERTY DETAILS:

Address: 1477 IPSWICH RD ROCKLEA QLD 4106

Lot Details: L1/RP.223672

FLOOD LEVEL INFORMATION



Minimum Habitable Floor Level is not available. See explanation below.

Flood Levels

The blue bars in the graph above show the percentage chance of that level being reached or exceeded in any year. The orange bar shows the January 2011 flood level at this address or lot.

Ground Levels (Min - Max)

The line above shows this property's lowest and highest ground levels. Confirm with a surveyor.

Minimum Habitable Floor Level

If a property is in an overland flow path or a large allotment a minimum habitable floor level cannot be provided. See flood and property flag information over page.

For a detailed summary of anticipated flood levels and flags see technical summary over page.

HIGHEST SOURCE OF FLOODING

RIVER The highest source of flooding affecting this property originates from a river. For more information about flooding in your area you can view and download Council's Flood Flag Maps by visiting www.brisbane.qld.gov.au/floodmap

FLOOD AND PROPERTY DEVELOPMENT FLAGS

Current records indicate this property may be affected by one or more flood or property development flags. Please review the technical summary over page for more detail.

Technical Summary

Use this summary to supply information about this property to surveyors, builders, certifiers, architects and engineers who may request this FloodWise Property Report. This summary has been designed to be easily read if scanned or faxed.

Property Details

Address: 1477 IPSWICH RD ROCKLEA QLD 4106
Lot Details: L.1/RP.223672

Flooding Information

Estimated Peak Flooding Levels

Minimum Ground Level (AHD)	1.2 m	ARI (Years)	% chance	Level (AHD)	Source
Maximum Ground Level (AHD)	7.8 m	5	20%	N/A	
Interim Residential Flood Level (IRFL)	9.2 m	20	5%	4.5 m	RIVER
Interim Residential Flood Level Source	RIVER	50	2%	6.7 m	RIVER
Minimum Habitable Floor Level (AHD)	N/A	100 or DFL	1%	8.0 m	RIVER
January 2011				9.2 m	RIVER

Flooding may also occur from:

CREEK/WATERWAY

Flood and Property Development Flags

Waterway Corridor

This property is located within a waterway corridor. A waterway corridor is a defined area along waterways (including rivers, creeks or creek tributaries), designed 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. For further information, contact the Development Assessment Customer Liaison Officer on (07) 3403 8888.

Large Allotment

This property is a Large Allotment of over 1000 square metres. Flood levels may vary significantly across allotments of this size. Further investigations may be warranted in determining the variation in flood levels and the minimum habitable floor level across this site. For more information or advice, it is recommended you engage a Registered Professional Engineer of Queensland.

Disclaimer

- 1 Defined Flood Levels and Interim Residential Flood Levels, and the Minimum Habitable Floor Levels based on them, are determined from the information available to Council at the date of issue. These flood levels, for a particular property, may change if more detailed information becomes available or changes are made in the method of calculating flood levels.
- 2 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.

Useful Definitions

Australian Height Datum (AHD) – The reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.

Average Recurrence Interval (ARI) or % Chance – The probability of experiencing a flood of a particular magnitude. ARI can be interpreted in terms of years (frequency). ARI levels quoted in this report are measured in height above sea level (AHD). ARI can also be described as the percentage chance that a location will flood in any one year. For example, a 5 year ARI flood event corresponds to a 20% likelihood of a flood of this magnitude or greater occurring in any one year.

Defined Flood Level (DFL) – The flood level associated with a defined flood event. Commonly, the standard used is the 100 year ARI. For further information refer to the House Code in Brisbane City Plan 2000, specifically Table 1: House Flood Immunity Levels for residential property.

Maximum and Minimum Ground Level – Highest and lowest ground levels on the property based on available ground level information. A Registered Surveyor can confirm exact ground levels.

Minimum Habitable Floor Level – The minimum level above sea level at which habitable areas of development (generally including bedrooms, living rooms, kitchen, study, family and rumpus rooms) must be constructed.

City Plan 2000 – City Plan 2000 sets out what you can build and where new development should go. Council assesses proposed new development against the City Plan 2000.

Interim Residential Flood Level (IRFL) – The flooding standard adopted by Council following the January 2011 flood event to be applied to new residential development.

Find Out More

Whether you are building, buying, renting or preparing your property for flooding, obtaining a FloodWise Property Report is the first step in determining your property's flood risk. Council's 'Be FloodWise' series of publications can assist you to plan ahead, respond to and recover from flooding. They are available online at: <http://www.brisbane.qld.gov.au/floodwise> or by phoning Brisbane City Council on (07) 3403 8888.

The 'Be FloodWise' publications include:

Preparing for Flooding

Assess your flood risk, prepare for and respond to, flood events.

Be FloodWise - A guide for residents

Buying / Renting

Assess the flood risk of a property before making a decision to rent or buy.

Buying and renting fact sheet

Building or Renovating

Renovations around your home or business can impact on your flooding exposure. Ensure your house meets City Plan 2000 flood immunity

Building and renovating fact sheet

If you are planning to renovate or build, Council recommends you engage a Registered Professional Engineer of Queensland to undertake a thorough assessment of all flood risks specific to the property.



Get a Free Flood Flag Map

Find out more about predicted flooding in your suburb or area by downloading a free Flood Flag Map. The map shows overland flow paths and where flooding may occur from creeks, rivers and storm tides on a suburb scale.

For more information visit www.brisbane.qld.gov.au/floodmap or visit a Council Customer Service Centre