Flood Overlay Code Assessment Report

5/79 Annie Street, New Farm

16 April 2026
J12897 v 1.0

STORM WATER CONSULTING

Job No: J12897 v 1.0

Job Name: 5/79 Annie Street, New Farm

Report Name	Date	Report No.
Flood Overlay Code Assessment Report	16 April 2026	J12897 v 1.0

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1.0 INTRODUCTION

Storm Water Consulting Pty Ltd was commissioned by Tricia Donnelly to prepare a Flood Overlay Code Assessment Report for the property at 5/79 Annie Street, New Farm.

The Brisbane City Council issued an Information Request on 11 March 2026 in response to a development application for the site (reference number A006953659). This report has been prepared in response to Item 1 of the Information Request. A response to Item 1 is presented below.

RFI Item 1

As the entire site is affected by Brisbane River and Overland flow flood overlay in the Brisbane City Plan 2014, the proposed change application is not supported in its current form. The proposed changes to Unit 5 do not comply with the minimum floor levels set out in the 2002 development approval on the site. The floor level of the unit and the garage is proposed at 3.36m AHD, instead of minimum 3.6m.

a) Provide a RPEQ assessment of the Flood overlay code and revise the proposal to address/demonstrate the flood planning level in accordance with Council requirements.

SWC Response

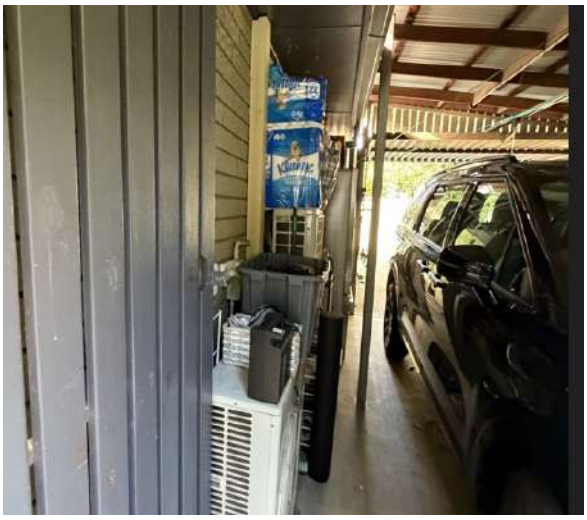
This report has been prepared to assess the flooding which impacts the site and to determine design requirements for the proposed building works in accordance with the Brisbane City Council's Flood Overlay Code. Results from the flood analysis show that the proposed building works would not create an adverse impact on neighbouring properties. The construction of an upper level with a finished floor level of 6.16m AHD meets the flood immunity requirements. The garage extension is proposed to maintain the existing floor level of 3.36m AHD. A Performance Outcome Solution has been addressed to support this floor level. There would be no adverse impacts on neighbouring properties as a result of the proposed building works. The risk to people from flood hazard and the risk of property impacts are considered to be minimal. The proposed building works are recommended to adopt materials with high water resistance to minimise disruption to residents, recovery time and rebuilding or restoration costs after a flood event.

2.0 SITE CONDITIONS

2.1 Existing Site

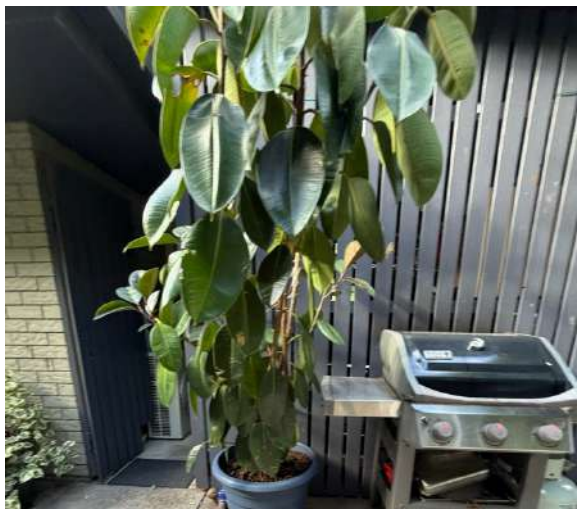
Unit 5 is a single-storey 1-bedroom apartment located at the rear of the 5-unit complex. A garage with a finished surface level of 3.36m AHD is attached to the south-eastern side of the unit. An outdoor entertaining area is located at the rear of the unit and garage as shown in the photographs in Appendix B. An existing site plan is presented in Figure 2, Appendix A.

Photographs of the garage are presented below. A timber batten tilt panel garage door is located at the front of the garage (minimal spacing between battens). The remaining two sides of the garage are enclosed by timber battens with minimal spacing between battens.



A. Side of the Garage attached to the unit

B.Tilt Panel Door at the front of the Garage



C.Timber battens at the rear of the garage

D.Timber battens on the eastern side of the Garage

Figure 2.1 – Photograph of Existing Garage

The site is located within the Brisbane City Council's Brisbane River Flood Planning Area 5 as presented in Figure 2.2 below. Brisbane City Council's Floodwise Property Report (refer to Appendix E) states that the 1% AEP Brisbane River flood level is 3.0m AHD.

The site is also located within Brisbane City Council's Overland Flow Flood Planning Area as shown in Figure 2.3 below. During significant storm events, overland flow enters the site across the south-western and north-western boundaries and flows in an easterly direction through the site.

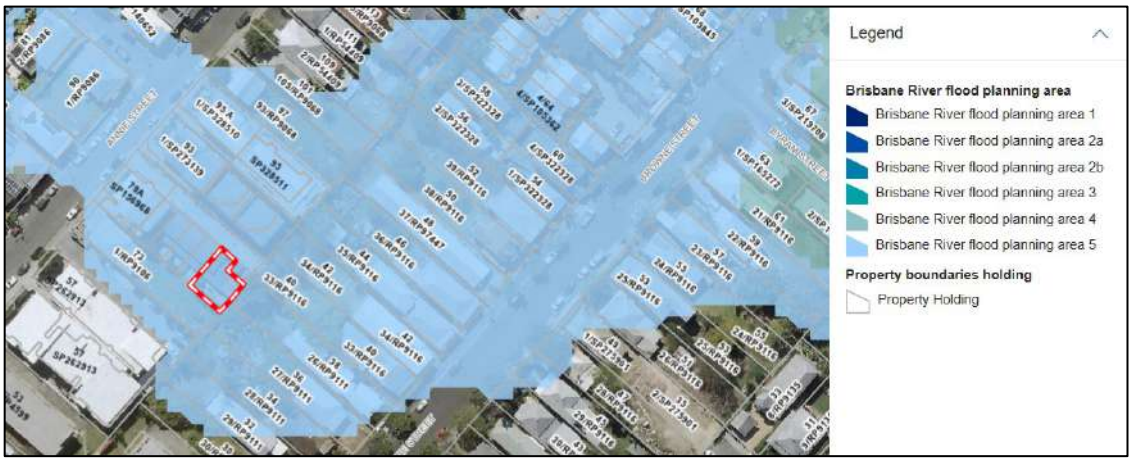


Figure 2.2 – Brisbane City Council's Brisbane River Flood Planning Areas

Figure 2.3 – Brisbane City Council's Overland Flow Flood Planning Area

2.2 Developed Site

The proposed building works include:

- The construction of a new upper floor with a finished floor level of 6.16m AHD;
- A 1m extension to the south-eastern side of the existing garage and replacing the garage's timber battens/tilt panel door with solid walls and an impermeable garage door. The garage extension will maintain at the existing floor level of 3.36m AHD.

A proposed site plan is presented in Figure 3, Appendix A.

3.0 HYDROLOGIC ANALYSIS

The catchments contributing to the overland flow at Point 1 are presented in Figure 1, Appendix A. An URBS model was set up to create inflow boundary conditions for the TUFLOW model (discussed in Section 4.0). The inflow boundary conditions are located upstream and downstream of the site. The URBS model was simulated using default Storage Lag Parameter and Non-Linearity Index values of 1.2 and 0.8, respectively. An initial loss of 15mm and a continuing loss of 2.5mm/hr were used in the model. A schematic of the URBS model layout is presented in Figure 4, Appendix A. A summary of the resulting URBS peak discharges from the local catchments is presented in Table 3.1 below.

Table 3.1 – URBS Peak Discharges Summary – Local Catchments

AEP %	Catchment A m^3/s	Catchment B m^3/s	Catchment C m^3/s	Catchment D m^3/s
63	4.51	2.33	0.76	0.28
50	5.23	2.68	0.88	0.32
20	7.46	3.80	1.23	0.45
10	10.47	5.60	1.85	0.76
5	12.25	6.52	2.15	0.89
2	14.65	7.76	2.56	1.06

Four stormwater pipes convey runoff from the local catchments. A stormwater pipe schematic is presented in Figure 3.1 on the following page. The capacities of the stormwater pipes are calculated in Table 3.2.

Table 3.2 – Existing Pipe Capacity Calculations

Catchment	Pipe Dimension mm	Slope 1 in	On-Grade Velocity m/s	Limited Velocity m/s	Adopted Capacity m^3/s
A&D	1800 X 1800 Box	85	4.9	3.0	9.72
D	375	52	2.2	-	0.24
B	2100	981	1.6	-	5.54
A&B	3000 X 2100 Box	981	1.8	-	11.22

The velocity of flows in the 1800mm X 1800mm box culvert was limited to 3m/s to account for turbulence and losses within the stormwater pipe system as recommended by Brisbane City Council.

The 1800mm X 1800mm box culvert ($9.72m^3/s$) conveys runoff from Catchment A and the 375mm diameter stormwater pipe from Catchment D. The capacity of the 375mm diameter stormwater pipe in Catchment D is $0.24m^3/s$.

The available capacity of the 1800mm X 1800mm box culvert is 9.72m^3/s – 0.24m^3/s = 9.48m^3/s. The 2% AEP peak discharge from Catchment A (14.65m^3/s) was reduced by the available capacity of the 1800mm X 1800mm box culvert (9.48m^3/s). The 2% AEP peak overland flow used for the Inflow-A boundary condition is 5.17m^3/s.

The 3000mm X 2100mm box culvert (11.22m^3/s) conveys runoff from Catchment B and the 1800mm X 1800mm box culvert (9.72m^3/s) from Catchment A.
The available capacity of the 3000mm X 2100mm box culvert is 11.22m^3/s – 9.72m^3/s = 1.50m^3/s. The 2% AEP peak discharge from Catchment B (7.76m^3/s) was reduced by the available capacity of the 3000mm X 2100mm box culvert (1.50m^3/s) and the on-grade pipe capacity of the 2100mm stormwater pipe (5.54m^3/s). The 2% AEP peak overland flow used for the Inflow-B boundary condition is 2.59m^3/s.

The 2% AEP peak overland flow for the Inflow-C boundary condition is 2.56m^3/s.

The 2% AEP peak discharge from Catchment D (1.06m^3/s) was reduced by the on-grade pipe capacity of the 375mm stormwater pipe (0.24m^3/s). The 2% AEP peak overland flow for the Inflow-D boundary condition is 0.82m^3/s.

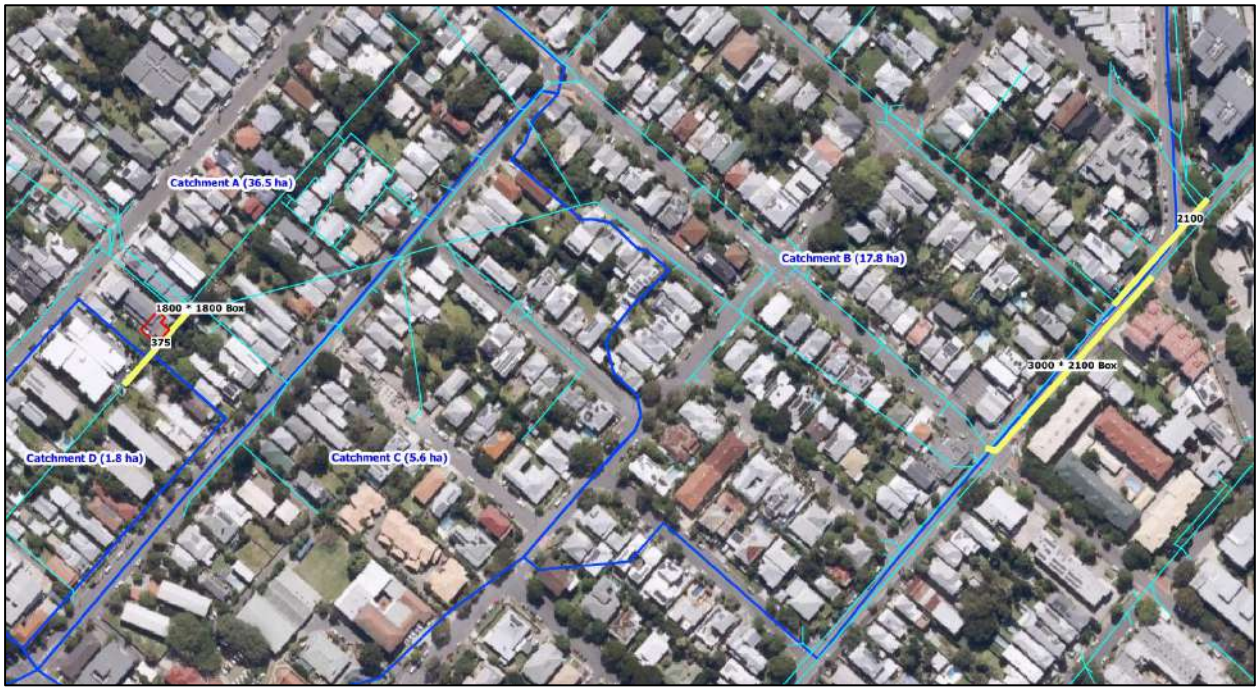


Figure 3.1 – Stormwater Pipe Schematic

4.0 HYDRAULIC MODELLING

A TUFLOW 2D hydrodynamic model was prepared to determine the extent of overland flow inundation across the site and to assess the impacts of the proposed building works. The model setup and parameters are discussed below.

4.1 Existing Model

The TUFLOW model was based on a 1m grid size with elevation data assigned from ALS survey data sourced from the State Government. The 2% AEP overland flows presented in Section 3.0 were input into the model at the inflow boundary conditions (see Figure 5, Appendix A). The model boundary conditions consist of three Q-T (discharge-time) inflow boundary conditions for Inflows A, C & D, a SA inflow boundary condition for Inflow-B and a H-T (height-time) outflow boundary condition. A tailwater level of 2.2m AHD (sourced from the Council's Relief Drainage Investigation, Sydney Street, Merthyr Catchment Study) was adopted for the HT outflow boundary condition. Manning's values of n=0.10 and n=0.02 were used in the model to represent private properties and roads, respectively.

Structures blocking the flow path (including the existing unit) were input into the model as raised elevation polygons. The existing scenario 2% AEP inundation plan is presented in Figure 6, Appendix A. The inundation plan shows that the areas outside of the existing unit (including the carport) would be inundated during a 2% AEP event.

4.2 Developed Model

The existing TUFLOW model was modified by inputting a blocked obstruction to represent the proposed walls, garage door and the 1m garage extension. The developed scenario 2% AEP inundation plan is presented in Figure 10, Appendix A. A flood level impact plot is presented in Figure 14, Appendix A. The flood level impact plot shows that the proposed building works would not create an adverse impact on neighbouring properties.

Flow depth, velocity and velocity-depth product plots are presented in Figures 11 to 13, Appendix A, respectively.

5.0 MINIMUM FLOOD IMMUNITY LEVELS

The critical flood levels affecting the proposed building works are:

- 1% AEP Brisbane River Flood Level = 3.0m AHD (source from BCC's FloodWise Property Report as presented in Appendix E)
- 2% AEP Brisbane River Flood Level = 2.3m AHD (sourced from BCC's Foodwise Property Report for 32 Welsby Street, New Farm as presented in Appendix E)
- 2% AEP Overland Flow Flood Level = 3.9m AHD from SWC TUFLOW model as presented in Figure 10, Appendix A.

The 2% AEP overland flow flood level is the governing source of inundation for the site. Minimum finished floor levels are required to comply with the flood immunity standards in Table 8.2.11.3.B of the Flood Overlay Code. Table 5.1 presented below is an extract from Table 8.2.11.3.B of the Flood Overlay Code.

Table 5.1 – Minimum Flood Immunity Requirements

Flooding Type	Minimum Flood Immunity Requirements (m AHD)	
	Habitable	Non-habitable
Overland Flow	2% AEP Flood Level + 0.5m	2% AEP Flood Level + 0.3m

The minimum habitable flood immunity level for the building works is 3.9 + 0.5 = 4.4m AHD. The minimum non-habitable flood immunity level for the building works is 3.9 + 0.3 = 4.2m AHD.

It is proposed to construct the upper floor level of the dwelling at a finished floor level of 6.16m AHD, which meets the minimum flood immunity requirements.

The garage extension is proposed to maintain the existing floor level of 3.36m AHD. A Performance Outcome Solution has been addressed to support this floor level. There would be no adverse impacts on neighbouring properties as a result of the proposed building works. The risk to people from flood hazard and the risk of property impacts are considered to be minimal. The proposed building works are recommended to adopt materials with high water resistance to minimise disruption to residents, recovery time and rebuilding or restoration costs after a flood event.

6.0 CONCLUSIONS

The Brisbane City Council issued an Information Request on 11 March 2026 in response to a development application for the site (reference number A006953659). This report has been prepared in response to Item 1 of the Information Request. A response to Item 1 is presented in Section 1.0 of this report.

The proposed building works include:

- The construction of a new upper floor with a finished floor level of 6.16m AHD;
- A 1m extension to the south-eastern side of the existing garage and replacing the garage's timber battens/tilt panel door with solid walls and an impermeable garage door. The garage extension will maintain at the existing floor level of 3.36m AHD.

A TUFLOW 2D hydrodynamic model was prepared to determine the extent of overland flow inundation across the site and to assess the impact of the proposed building works. Results from the TUFLOW analysis show that the proposed building works would not create an adverse impact on neighbouring properties. Discussions on the minimum flood immunity requirements for the proposed building works are presented in Section 5.0 of this report. Section A of the Flood Overlay Code has been addressed in Appendix D.

Steve Hughes
BE Civil, MIE Aust, CPEng, RPEQ 16468

LIST OF APPENDICIES

APPENDIX A

Figures

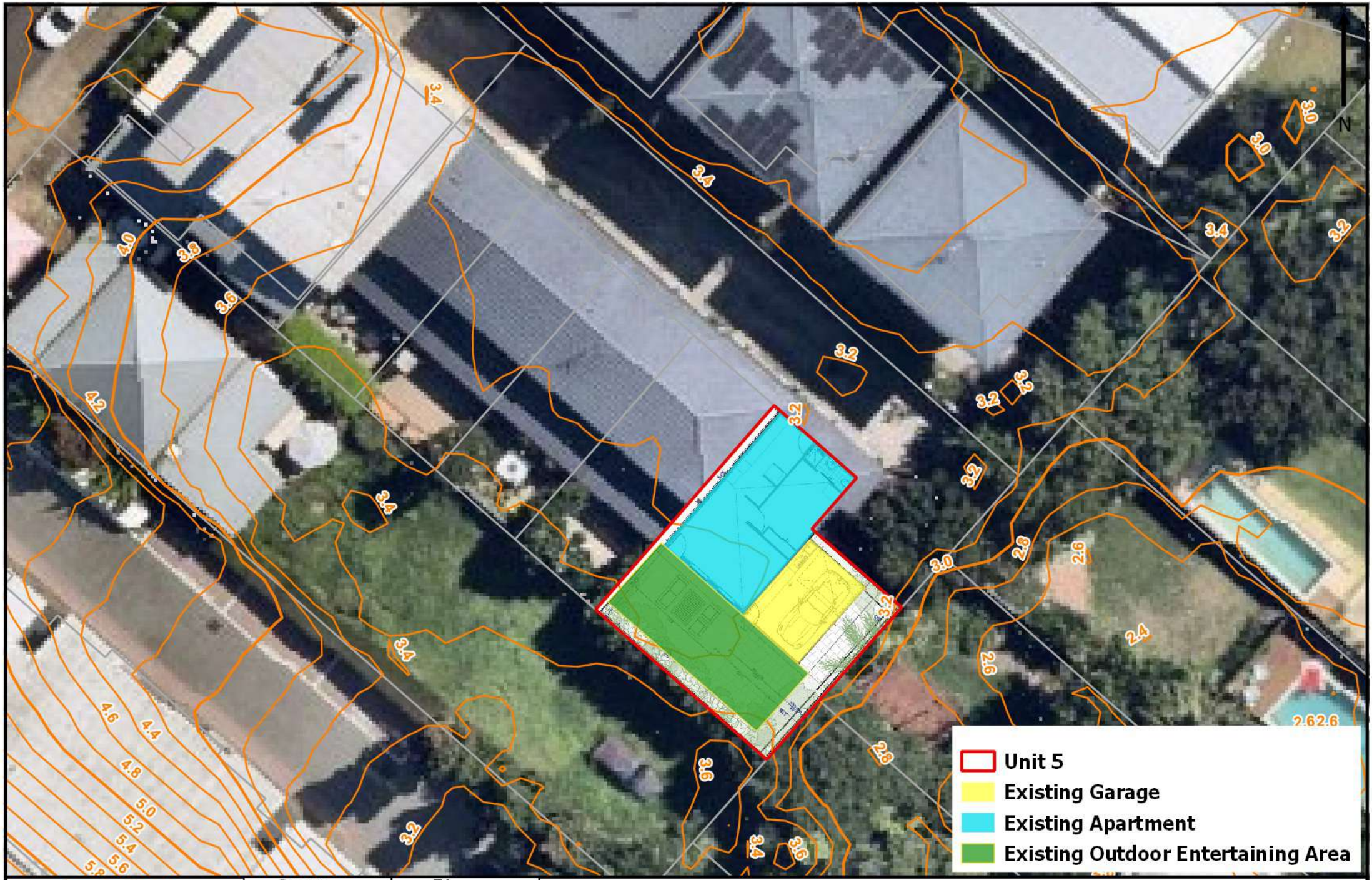
STORM
WATER CONSULTING
1/820 Old Cleveland Rd,Carina, QLD,
4152, Phone (07)3398 4992

Drawn	ZA
Checked	SNH
Date	13/04/26
Scale	1:5,000

Unit 5/79 Annie Street, New Farm

Job No.	J12897

Figure 1
Catchment Plan



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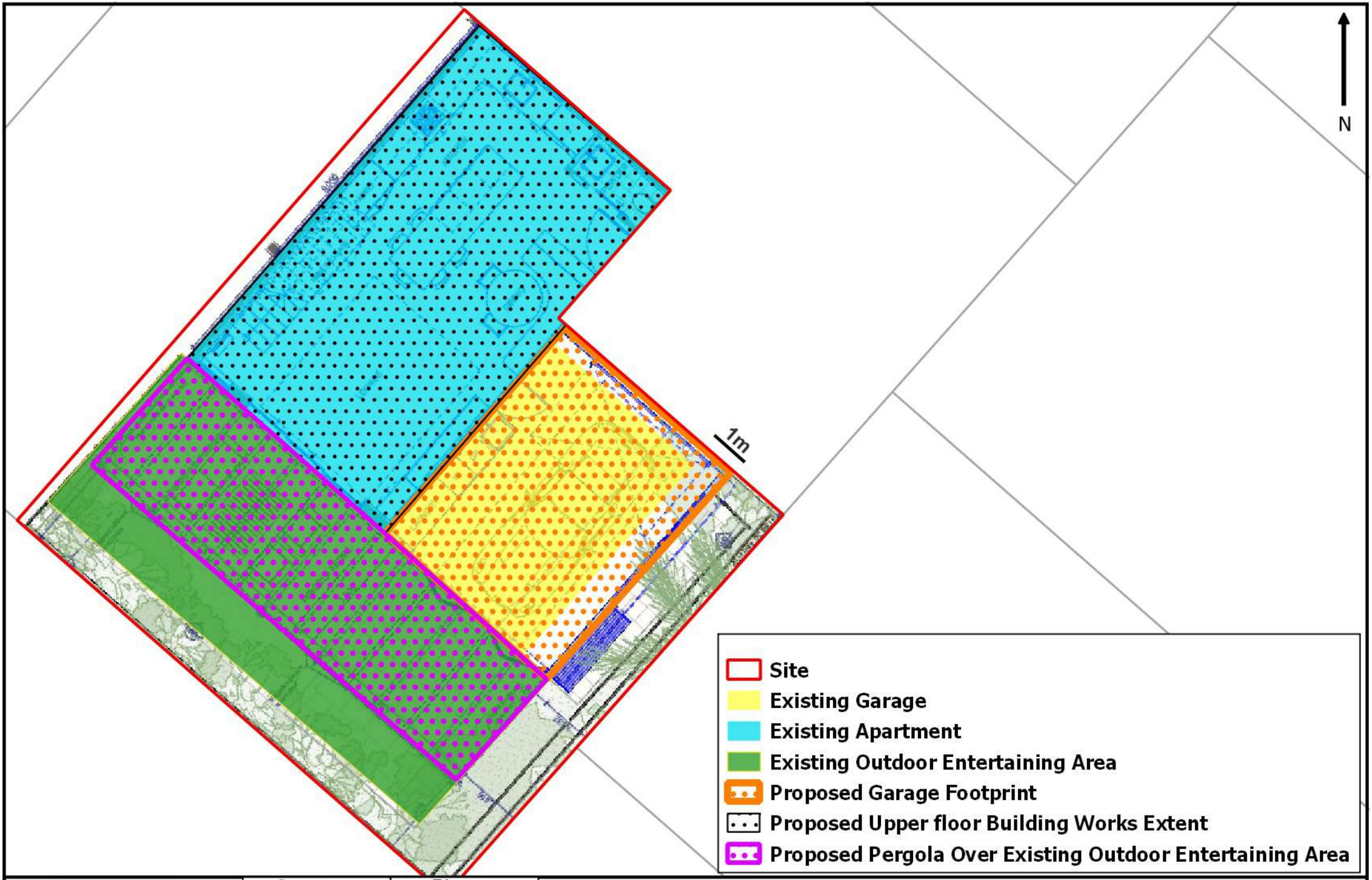
Unit 5/79 Annie Street, New Farm

Job No. J12897

Figure 2
Existing Site Plan



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Scale	1:100

Unit 5/79 Annie Street, New Farm

Job No. J12897

Figure 3
Proposed Site Plan

STORM WATER CONSULTING
1/820 Old Cleveland Rd,Carina, QLD, 4152, Phone (07)3398 4992

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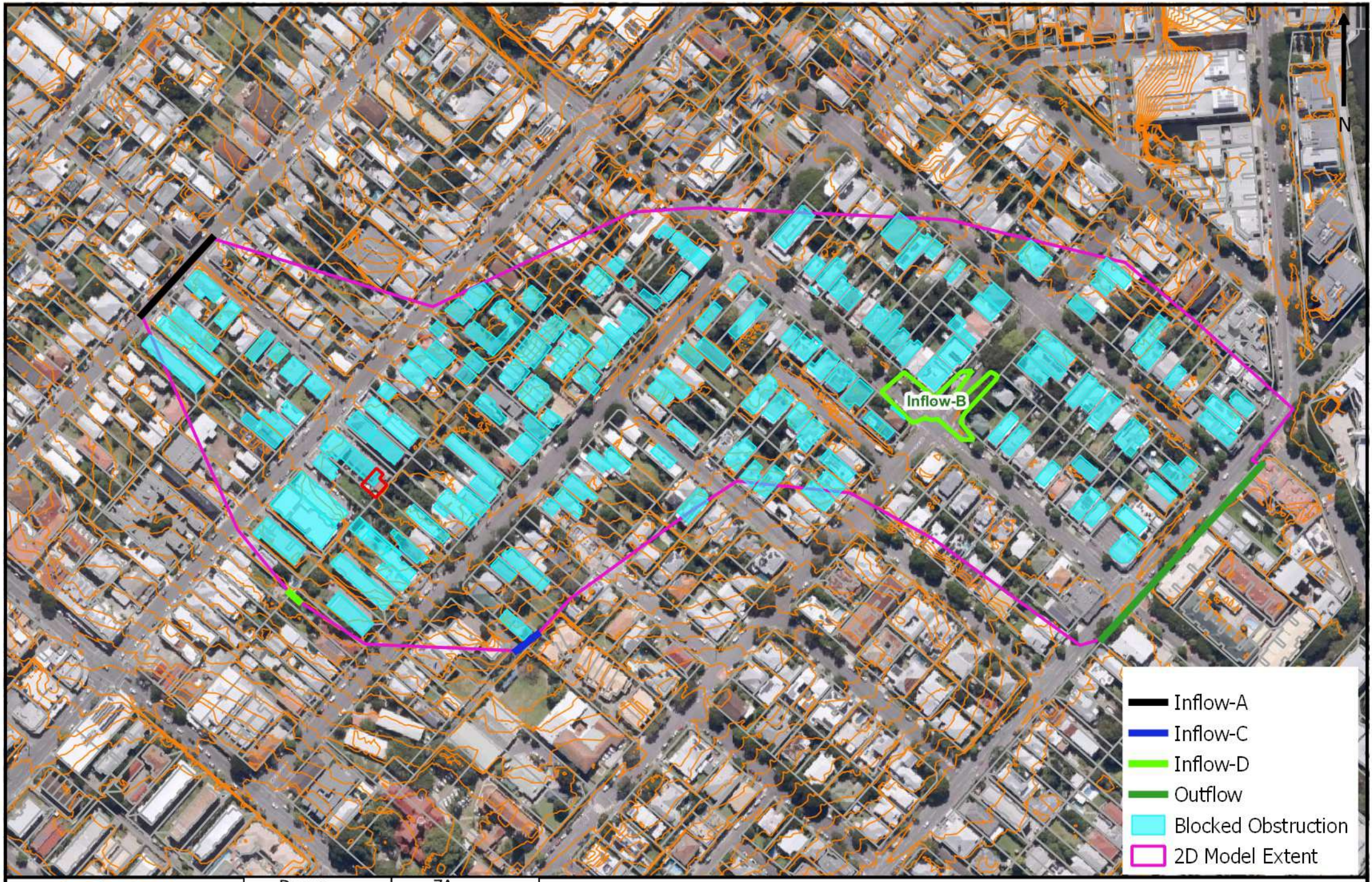
Checked	SNH
Date	13/04/26
Scale	1:5,000

Unit 5/79 Annie Street, New Farm

Job No. J12897

Figure 4
URBS Model Schematic



STORM WATER CONSULTING
1/820 Old Cleveland Rd,Carina, QLD, 4152, Phone (07)3398 4992

Drawn	ZA
Checked	SNH
Date	13/04/26
Scale	1:3,000

Unit 5/79 Annie Street, New Farm

Job No. J12897

Figure 5
TUFLOW Model Schematic

STORM WATER CONSULTING 1/820 Old Cleveland Rd,Carina, QLD, 4152, Phone (07)3398 4992	
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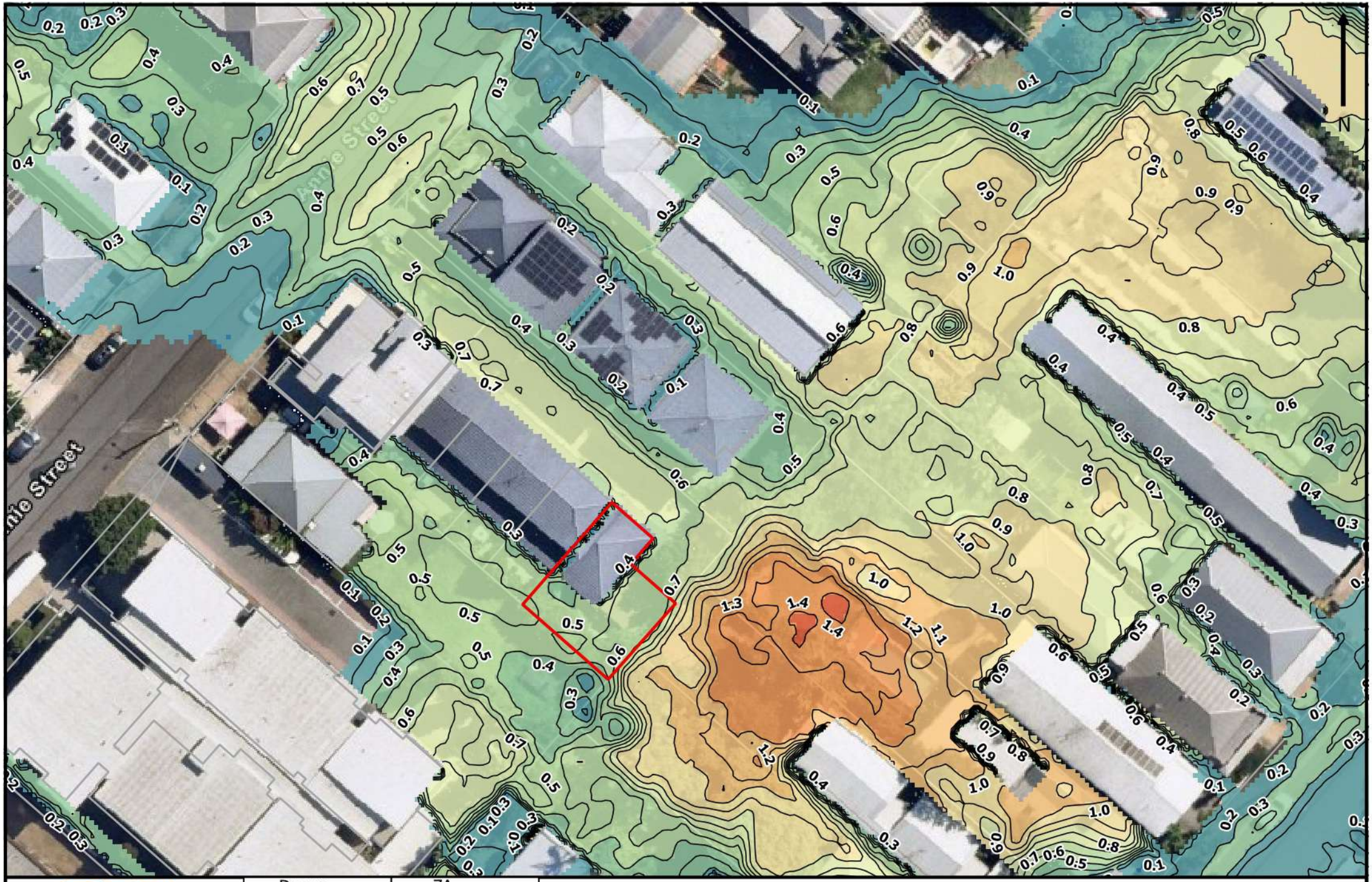
Checked	SNH
Date	13/04/26
Scale	1:750
Job No.	J12897

Unit 5/79 Annie Street, New Farm

Figure 6

Existing Scenario 2% AEP Overland Flow Flood Levels (m AHD)



STORM WATER CONSULTING 1/820 Old Cleveland Rd,Carina, QLD, 4152, Phone (07)3398 4992	Drawn	ZA	Unit 5/79 Annie Street, New Farm Existing Scenario 2% AEP Overland Flow Flood Depths (m)
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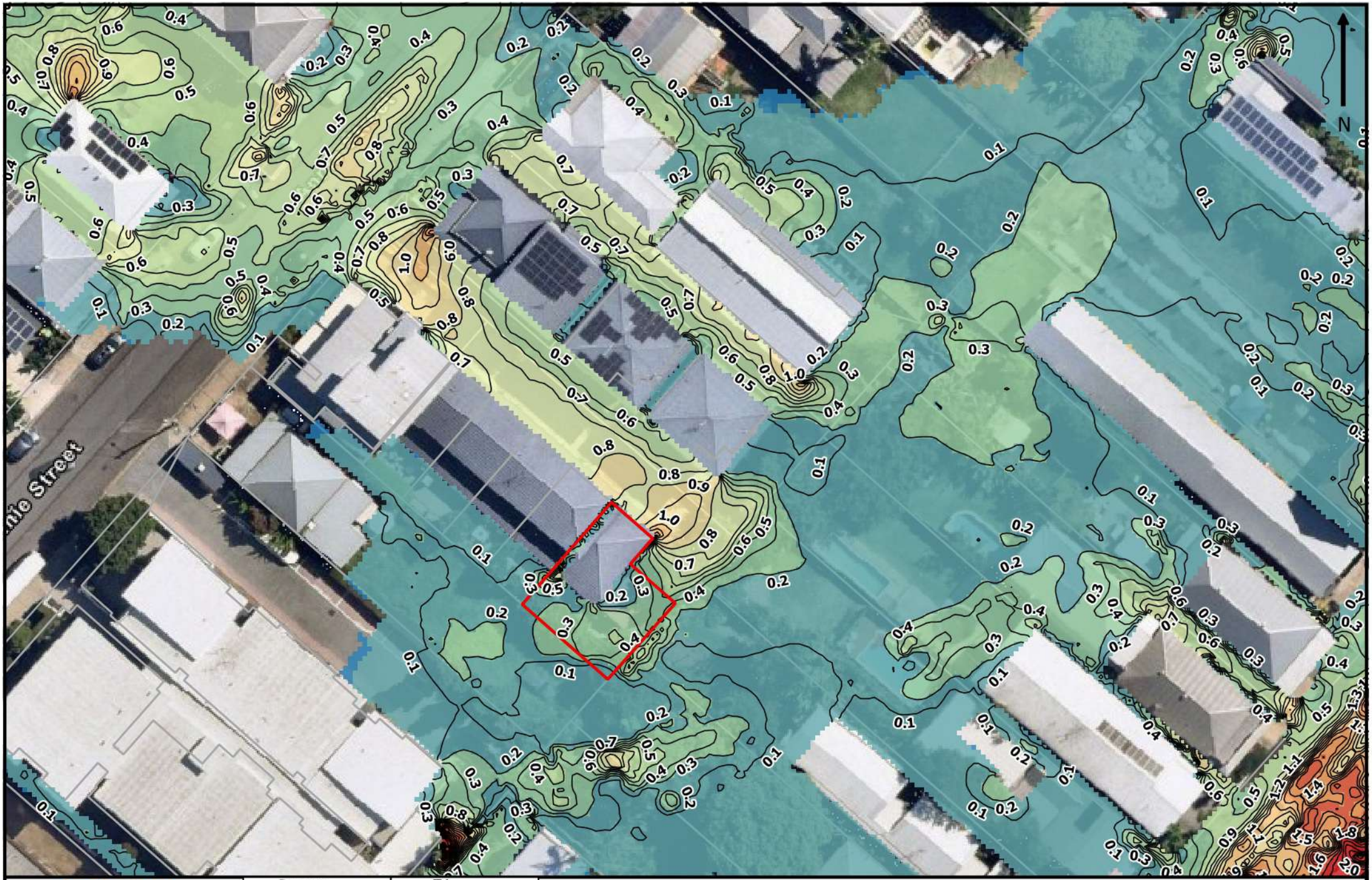
	Date	13/04/26	
	Scale	1:500	Job No. J12897

Figure 7



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1/820 Old Cleveland Rd,Carina, QLD, 4152, Phone (07)3398 4992

Drawn	ZA
Checked	SNH
Date	13/04/26
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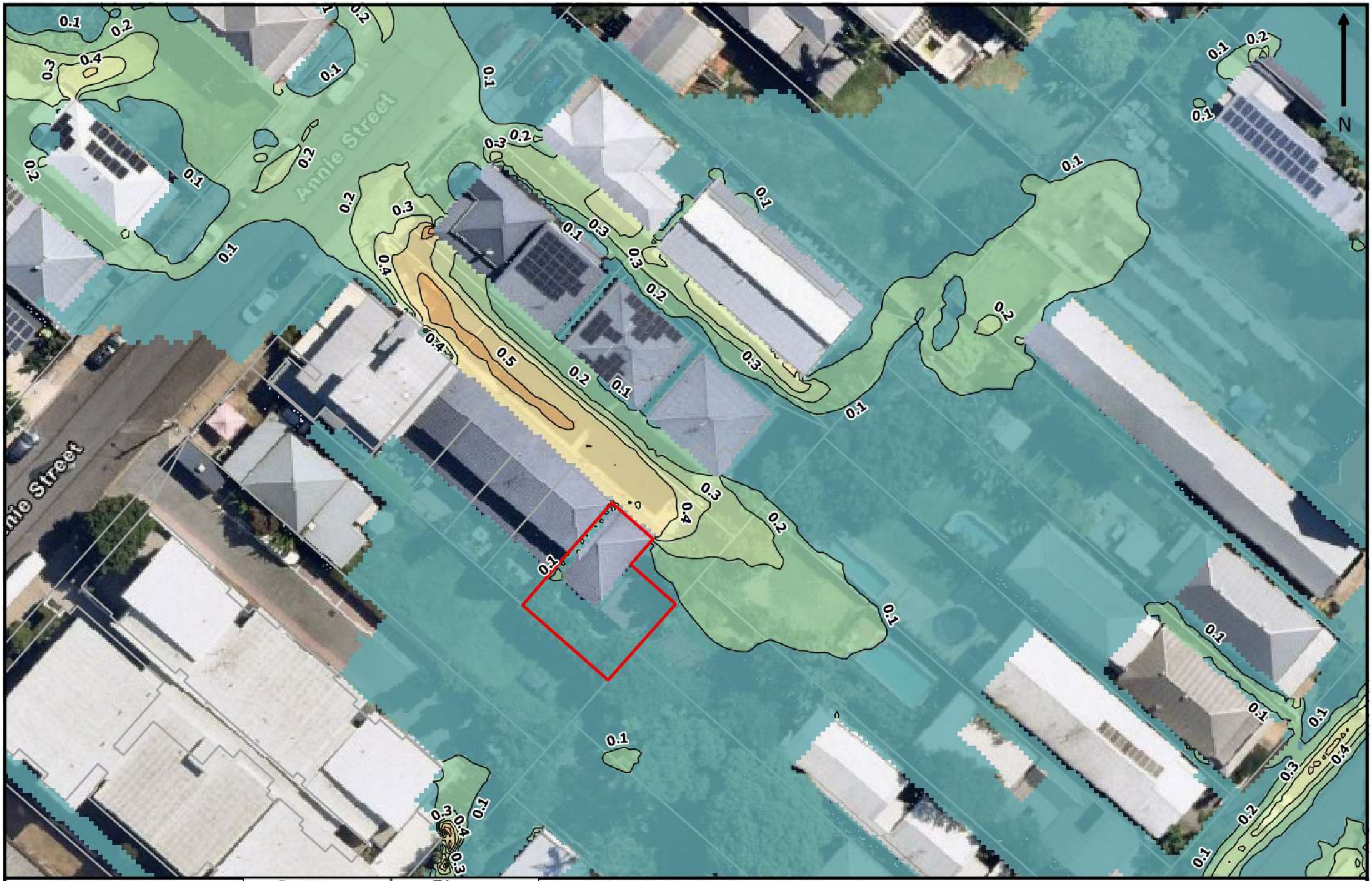
Unit 5/79 Annie Street, New Farm

Figure 8

Existing Scenario 2% AEP Overland Flow Flood Velocities (m/s)

Job No. J12897



STORM WATER CONSULTING
1/820 Old Cleveland Rd,Carina, QLD, 4152, Phone (07)3398 4992

Drawn	ZA
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Date	13/04/26
Scale	1:500

Unit 5/79 Annie Street, New Farm

Job No. J12897

Figure 9
Existing Scenario 2% AEP Overland Flow Velocity-Depth Products (m2/s)

STORM WATER CONSULTING 1/820 Old Cleveland Rd,Carina, QLD, 4152, Phone (07)3398 4992	Drawn	ZA	Unit 5/79 Annie Street, New Farm	Figure 10
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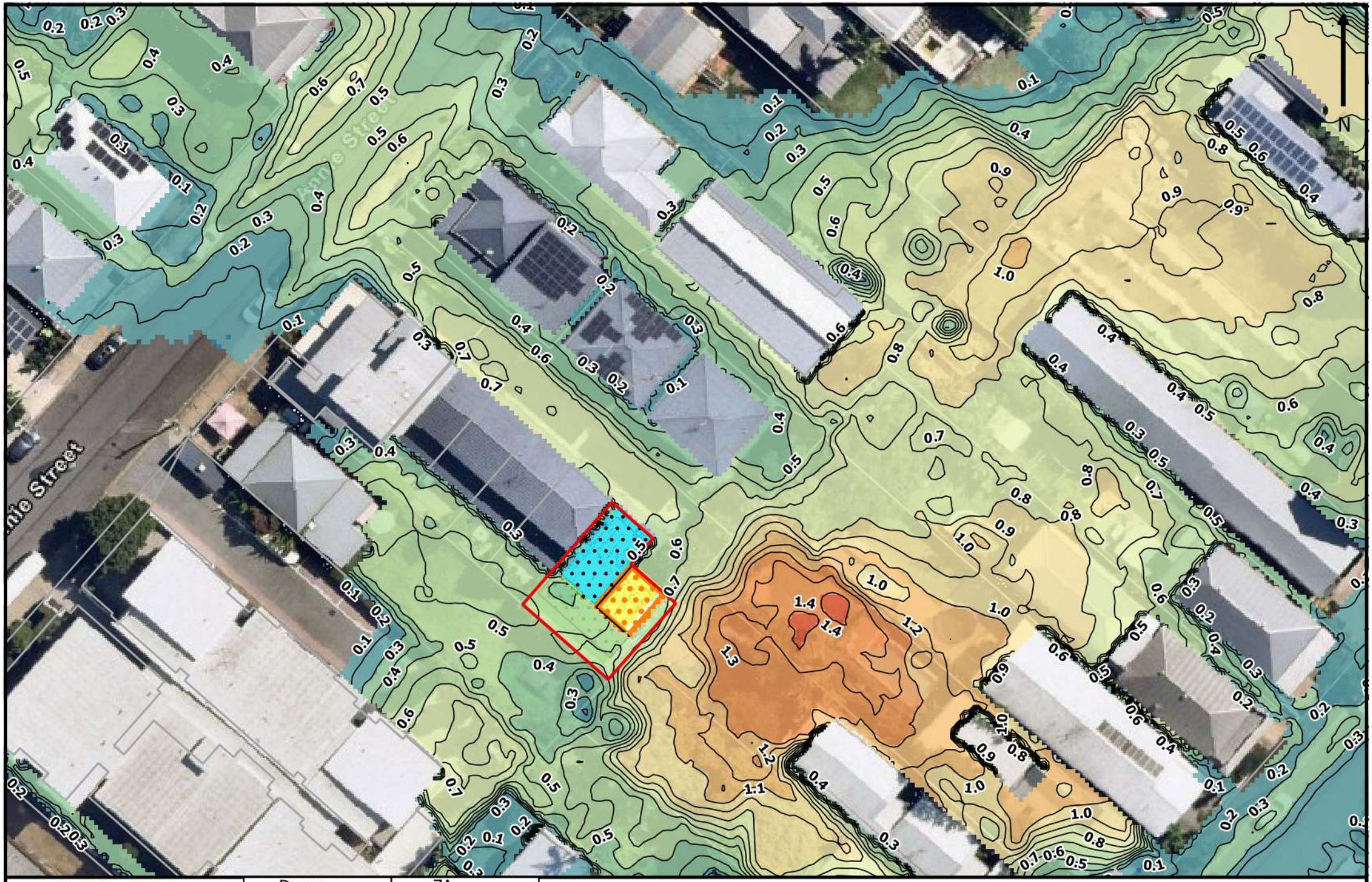

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Drawn	ZA
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Date	13/04/26
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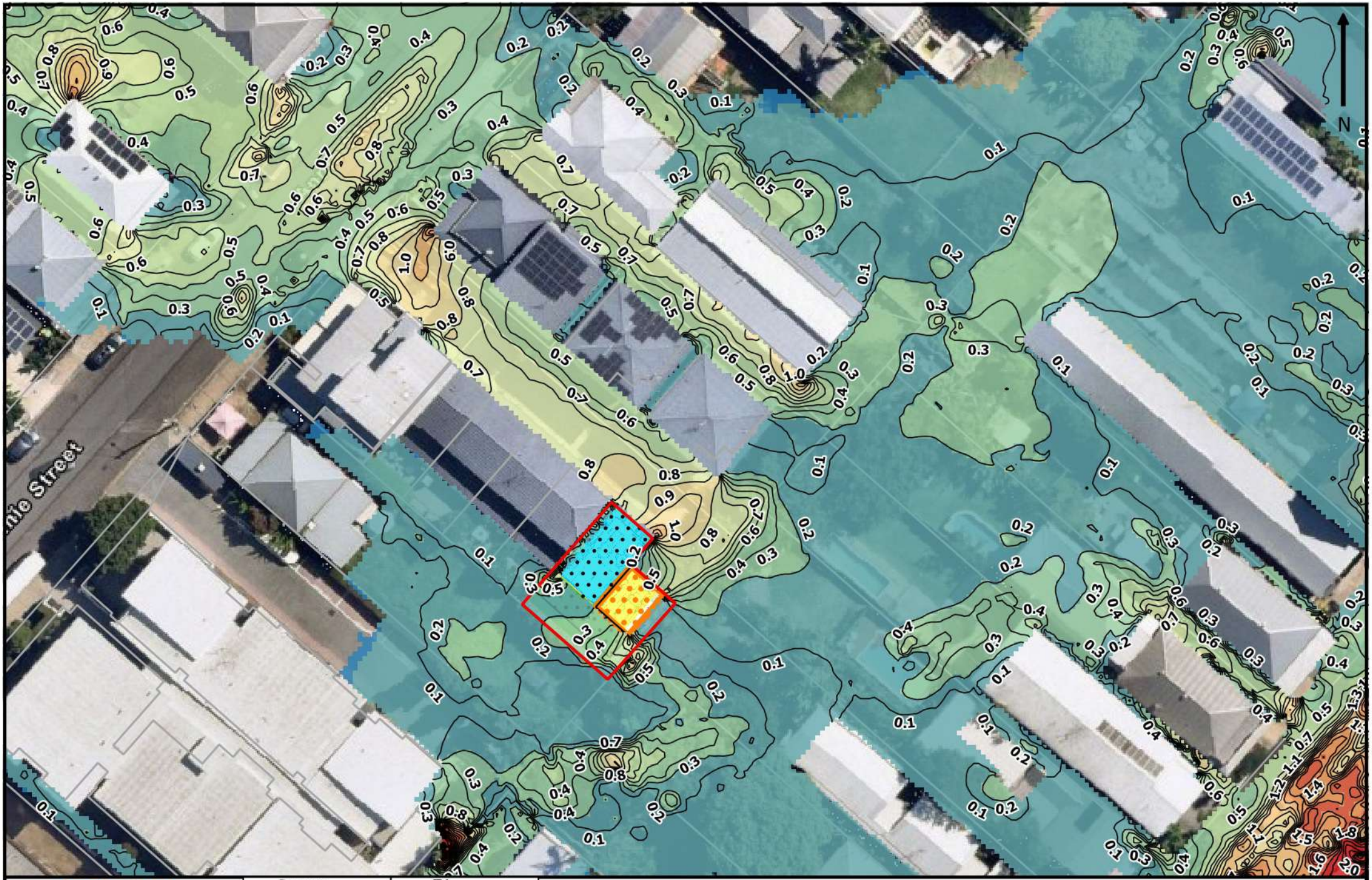
Job No.	J12897

Unit 5/79 Annie Street, New Farm

Figure 11

Developed Scenario 2% AEP Overland Flow Flood Depths (m)



STORM WATER CONSULTING 1/820 Old Cleveland Rd,Carina, QLD, 4152, Phone (07)3398 4992	Drawn	ZA	Unit 5/79 Annie Street, New Farm
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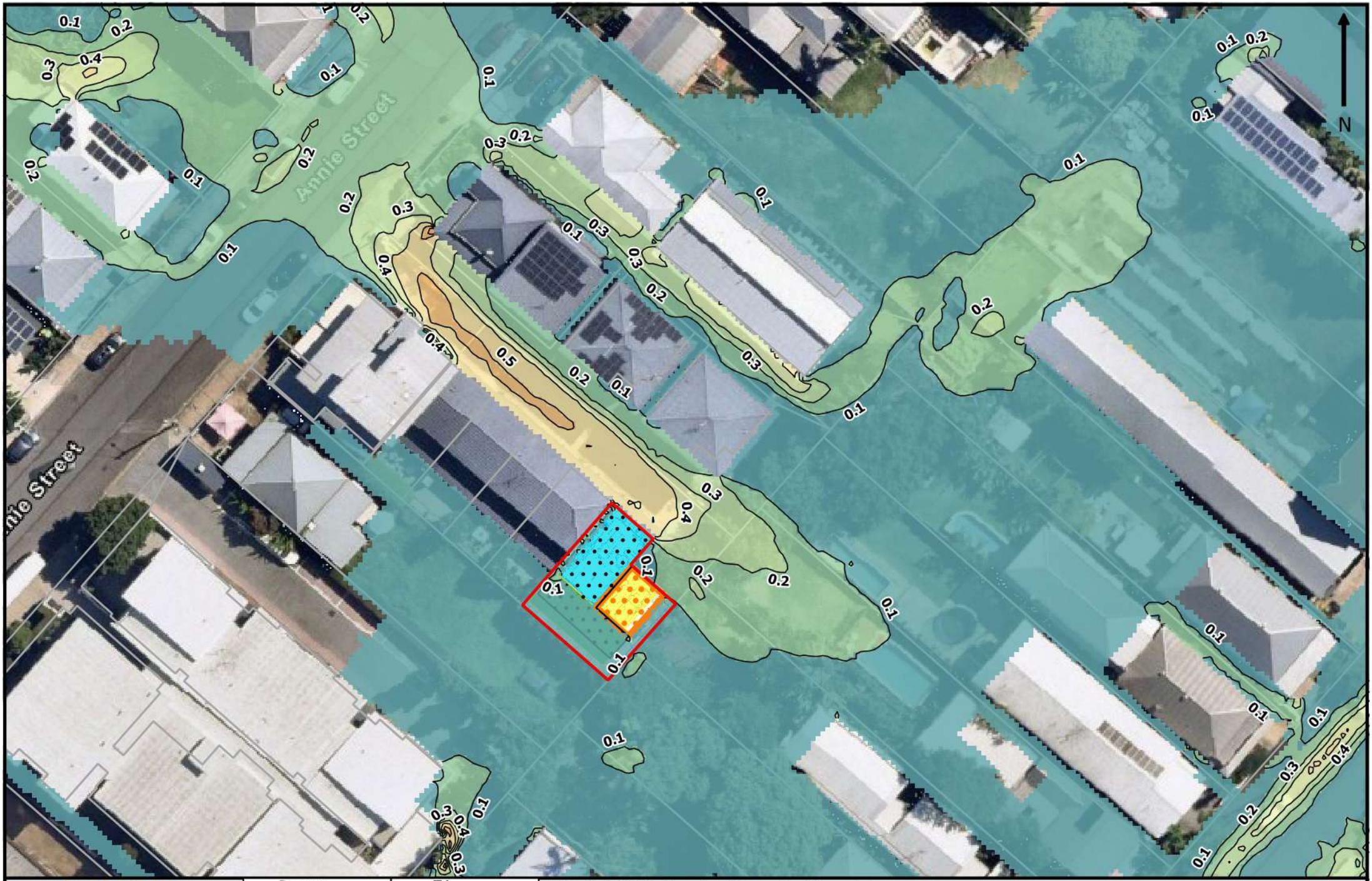

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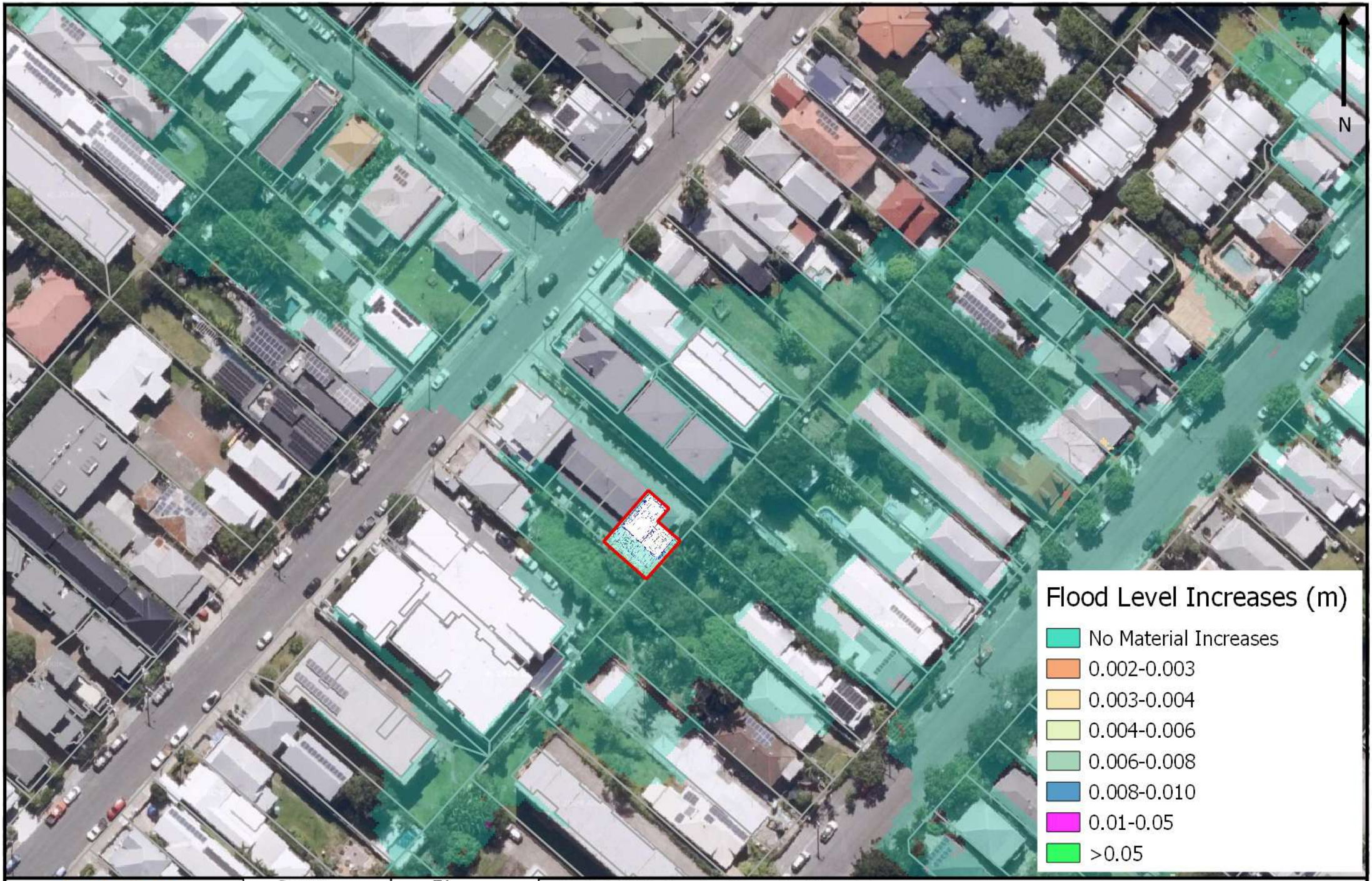
Job No.	J12897

Unit 5/79 Annie Street, New Farm

Figure 13
Developed Scenario 2% AEP Overland Flow Velocity-Depth Products (m2/s)



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1/820 Old Cleveland Rd,Carina, QLD, 4152, Phone (07)3398 4992

Drawn	ZA
Checked	SNH
Date	13/04/26
Scale	1:500

Unit 5/79 Annie Street, New Farm

Job No. J12897

Figure 14

2% AEP FLood Level Impact Plot

APPENDIX B

Photographs

Photograph 1- Looking south-west from the front of Unit 5

Photograph 2- Looking west from the rear of Unit 5

APPENDIX C

URBS Model Data

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Store.
Rain    #2      L=0.105
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Store.
Rain    #4      L=0.105
Route thru      #5      L=0.096
Get.
Get.
Add Rain        #5      L=0.056
Store.
Rain    #10     L=0.093
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Store.
Rain    #7      L=0.064
Get.
Route thru      #8      L=0.108
Route thru      #5      L=0.055
Store.
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Route thru      #5      L=0.045
Get.
Get.
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Rain    #3      L=0.097
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Get.
Route thru      #9      L=0.102
Store.
Rain    #9      L=0.090
Get.
Route thru      #9      L=0.059
Print. PreA
Loss C=9.48 F= Q= BYPASS=PipeA
Print. Inflow-A
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Store.
Rain    #11     L=0.125
Route thru      #16     L=0.087
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Store.
Rain    #12     L=0.094
Route thru      #16     L=0.054
Get.
Route thru      #16     L=0.100
Store.
Rain    #13     L=0.114
Route thru      #16     L=0.069
Get.
Add Rain        #16     L=0.051
Store.
Rain    #15     L=0.066
Route thru      #16     L=0.038
Get.
Route thru      #16     L=0.143
Store.
Rain    #14     L=0.121
Route thru      #16     L=0.216
Get.
Print. PreB
Loss C=7.04 F= Q= BYPASS=PipeB
Print. Inflow-B
Store.
Rain    #17     L=0.031
Route thru      #18     L=0.065
Store.
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Get.
Route thru      #19     L=0.055
Store.
Rain    #19     L=0.070
Get.
Route thru      #20     L=0.071
Store.
Rain    #20     L=0.079
Get.
Route thru      #21     L=0.083
Route thru      #22     L=0.054
Store.
Rain    #21     L=0.047
Route thru      #22     L=0.037
Add Rain        #22     L=0.062
Get.
Route thru      #22     L=0.036
Print. Inflow-C
Store.
Rain    #23     L=0.017
Route thru      #24     L=0.015
Add Rain        #24     L=0.013
Route thru      #25     L=0.014
Add Rain        #25     L=0.014
Route thru      #26     L=0.012
Add Rain        #26     L=0.022
Route thru      #27     L=0.009
Add Rain        #27     L=0.016
Route thru      #28     L=0.010
Add Rain        #28     L=0.012
Print. PrePipeD
Loss C=0.24 F= Q= BYPASS=PipeD
Print. Inflow-D
Route thru      #16     L=0.619
Get.
Get.
Get.
Print. T-OF
end of catchment details.
```

APPENDIX D

Flood Overlay Code Assessment

Performance outcomes	Acceptable outcomes	SWC Response
Section A—If for self-assessable or assessable development for a dwelling house including any secondary dwelling Note—Development for a dwelling house does not require assessment against any other sections of this code.		
PO1 Development involving any habitable or non-habitable part of a dwelling house, including any secondary dwelling, is located and designed to: (a) minimise the risk to people from flood hazard; (b) achieve acceptable flood immunity; (c) minimise property impacts from a flood event up to and including the defined flood event; (d) minimise disruption to residents, recovery time and rebuilding or restoration costs after a flood event up to and including the defined flood event.	**AO1.1** Development for a dwelling house including any secondary dwelling: (a) is not located in the Brisbane River flood planning area 1, 2a or 2b sub-categories or the Creek/waterway flood planning area 1 or 2 sub-categories; or (b) is only located in these sub-categories, if a Registered Professional Engineer Queensland certifies that the dwelling house and any secondary dwelling are structurally designed to be able to resist hydrostatic and hydrodynamic loads associated with flooding up to and including the defined flood event.	**AO1.1 addressed.** **The site is not located in the Brisbane River Flood Planning Area 1, 2a or 2b sub-categories or the Creek/waterway flood planning area 1 or 2 sub-categories.**
	AO1.2 Development for a dwelling house and any secondary dwelling complies with the minimum flood planning levels in Table 8.2.11.3.B. Note—If located in an area that has no flood level information available from the Council such as an overland flow path, a Registered Professional Engineer of Queensland with expertise in undertaking flood studies is to certify that the flood level and development levels for the dwelling house and any secondary dwelling achieve the required flood planning levels in Table 8.2.11.3.B.	**PO1 addressed** **The upper level extension is proposed to be constructed at a finished floor level of 6.16m AHD which meets the requirements of Table 8.2.11.3.B.** **The garage extension is proposed to maintain the existing floor level of 3.36m AHD. A Performance Outcome Solution has been addressed to support this floor level. There would be no adverse impacts on neighbouring properties as a result of the proposed building works. The risk to people from flood hazard and the risk of property impacts are considered to be minimal. The proposed building works are recommended to adopt materials with high water resistance to minimise disruption to residents, recovery time and rebuilding or restoration costs after a flood event.** **a) The proposed garage extension would not result in additional risks to people from flood hazard.** **b) The proposed garage extension would maintain the existing floor level of the garage. This is considered to be acceptable as the use of the area remains unchanged.** **c) The proposed garage extension would not create any adverse impacts on neighbouring properties, as demonstrated by the flood model results in this report.**

		d) The proposed building works are recommended to adopt materials with high water resistance to minimise disruption to residents, recovery time and rebuilding or restoration costs after a flood event. The risk to people from flood hazard and the risk of property impacts are considered to be minimal.
	AO1.3 Development involving a building undercroft complies with the minimum clearance requirements in Table 8.2.11.3.E. Editor's note—For creek/waterway, storm-tide and river flooding, applicable flood planning information is available from Council's FloodWise Property Report. Note—The Flood planning scheme policy provides guidance on undercroft design.	**NA**
PO2 Development within the Creek/waterway flood planning area sub-categories or Overland flow flood planning area sub-category: (a) maintains the conveyance of flood waters to allow them to pass predominantly unimpeded through the site; (b) does not concentrate, intensify or divert floodwater onto upstream, downstream or adjacent properties; (c) will not result in a material increase in flood levels or flood hazard on upstream, downstream or adjacent properties.	**AO2** Development: (a) is not located within the Creek/waterway flood planning area 1, 2 or 3 sub-categories or the Overland flow flood planning area sub-category; or (b) provides an open undercroft area from natural ground level to habitable floor level for any area inundated by the defined flood event; or Note—This undercroft area is not suitable for providing non-habitable rooms, secure storage of valuables, or future enclosing for storage or car parking. The clear area may include structural elements such as columns and floor substructure. The Flood planning scheme policy provides guidance on undercroft design. (c) a report from a Registered Professional Engineer Queensland certifies that the development in the Creek/waterway flood planning area or Overland flow flood planning area sub-categories will not result in a material increase in flood level or flood hazard on upstream, downstream or adjacent properties.	**AO2 addressed.** **This report demonstrates that the proposed building works would not result in a material increase in flood level or flood hazard on upstream, downstream or adjacent properties.**

APPENDIX E

FloodWise Property Reports

FloodWise Property Report

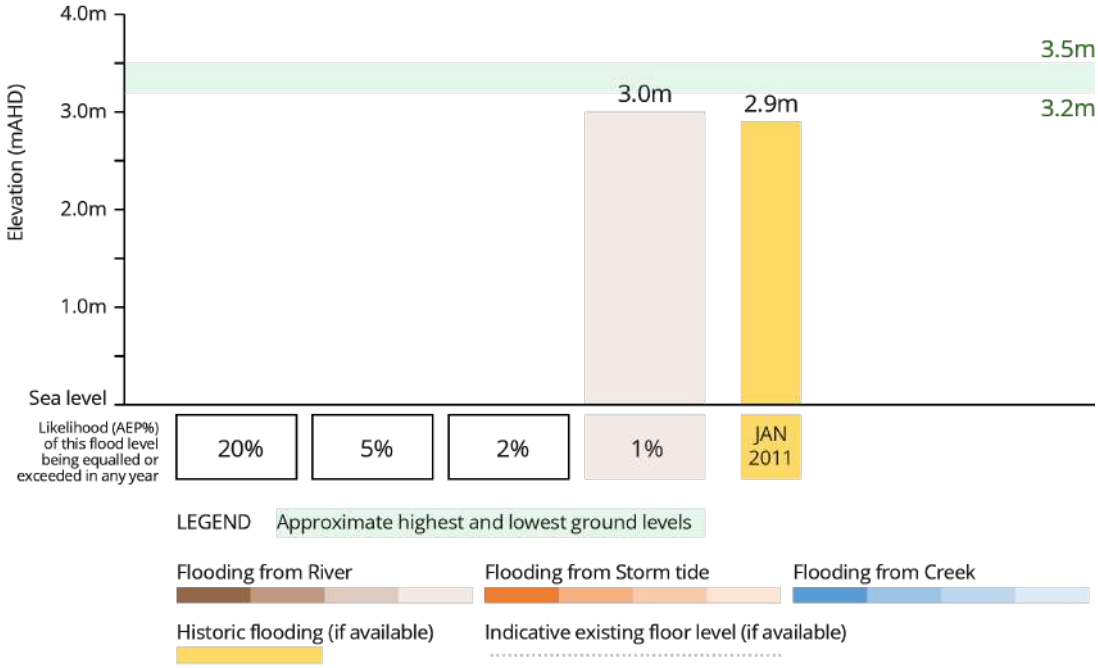
5/79 ANNIE ST, NEW FARM 4005
Lot 5 on SP156961

Dedicated to a better Brisbane

THE PURPOSE OF THIS REPORT IS FOR BUILDING AND DEVELOPMENT

Brisbane City Council's FloodWise Property Report **provides technical flood planning information** including estimated flood levels, habitable floor level requirements and more. **This report uses the adopted flood planning information in Brisbane City Plan 2014**, that guides how land in Brisbane is used and developed for the future. Find out more about planning and building. To understand how to be **resilient and prepare for floods**, visit Council's Be Prepared webpage. Find more information about how to read a FloodWise Property Report.

Graph showing only the highest source/type of flooding for 1%, 2%, 5% and 20% likelihoods. Also shows historic flood levels. Other flood types and levels may be present and will be listed in the Flood Planning Information table below. This graph does not include overland flow flooding. If applicable, overland flow information is shown in the Planning and Development Information section below.
NOTE: See Useful Definitions section to explain terminology.



Combined 1% AEP for river, creek and storm tide flood extent (if applicable) from the adopted Brisbane City Plan 2014.
Read more about Brisbane City Plan 2014.

Are you resilient and ready for flood?

- Sign up to the Brisbane Severe Weather Alert at **brisbane.qld.gov.au/beprepared**
- Visit bom.gov.au for the latest weather updates.
- Have an evacuation plan, emergency kit and important phone numbers ready.
- Observe where water flows from and to during heavy rain.
- Consider how flood-resilient building techniques will have you home faster and with less damage.

Life threatening emergencies **000** Police/fire/ambulance (mobiles **000** and **112**)

State Emergency Service (SES) **132 500**
Energex **13 19 62**
Brisbane City Council **3403 8888**

Technical Summary

This section of the FloodWise Property Report contains more detailed flood information for this property so **surveyors, builders, certifiers, architects, and engineers can plan and build** in accordance with Council's planning scheme.

Find more information about planning and building in Brisbane or talk to a Development Services Planning Information Officer via Council's Contact Centre on (07) 3403 8888.

Property Information Summary

The following table provides a summary of flood information for this property. More detailed flood level information is provided in the following sections of this report.

Property Summary	Level (mAHD) / Comment	Data Quality Code
Minimum ground level	3.2	C
Maximum ground level	3.5	C
Source of highest flooding	Brisbane River and Creek/Waterway	

Flood Planning Information

The table below displays the peak estimated flood levels by probability for this property. Estimated flood level data should be used in conjunction with applicable planning scheme requirements - Refer to Flood Planning and Development Information section below for further information.

Note this table does not include overland flow. If overland flow is applicable to this property, refer to the Flood Planning and Development section below for further information.

Likelihood / Description	Level (mAHD)	Source
20%	N/A	
5%	N/A	
2%	N/A	
1%	3.0	River (Brisbane River)
1%	2.5	Stormtide (Moreton Bay)
0.2%	4.5	River (Brisbane River)
January 2011	2.9	River (Brisbane River)
Residential Flood Level (RFL)	3.0	River (Brisbane River)
Minimum Habitable Floor Level (dwelling house)	N/A*	

* Council may not have this data available. Customers are recommended to engage a Registered Professional Engineer of QLD (RPEQ) for further advice. For information on seeking Planning Advice, please visit www.brisbane.qld.gov.au/planning-and-building.

Flood Planning and Development Information

This section of the FloodWise Property Report contains information about Council's planning scheme overlays. Overlays identify areas within the planning scheme that reflect distinct themes that may include constrained land and/or areas sensitive to the effects of development.

Flood overlay code

The Flood overlay code of Council's planning scheme uses the following information to provide guidelines when developing properties. The table below summarises the flood planning areas (FPAs) that apply to this property. Development guidelines for the FPAs are explained in **Council's planning scheme**.

Flood planning areas (FPA)		
River	**Creek / waterway**	**Overland flow**
FPA5		Applicable

To find more information about Council's flood planning areas (FPAs) for Brisbane River and Creek/waterway flooding to guide future building and development in flood prone areas, please review **Council's Flood Planning Provisions**.

Coastal hazard overlay code

The Coastal hazard overlay code of Council's planning scheme uses the following information to provide guidelines when conducting new developments. The table below summarises the coastal hazard categories that apply to this property. Development guidelines for the following Coastal hazard overlay sub-categories are explained in Council's **planning scheme**.

Coastal hazard overlay sub-categories
There are currently no Coastal hazard overlay sub-categories that apply to this property.

Note: Where land is identified within one for more flood planning areas on the Flood overlay or is identified within one of the Storm tide inundation area sub-categories on the Coastal hazard overlay, the assessment criteria that provides the highest level of protection from any source of flooding applies.

Property development flags
Overland flow path - Mapping indicates this property may be located within an overland flow path. Overland flow flooding usually occurs when the capacity of the underground piped drainage system is exceeded and/or when the overland flow path is blocked. It is recommended you consult a Registered Professional Engineer of Queensland (RPEQ) to determine this property's habitable floor level and flooding depth. Please refer to Council's planning scheme for further information.

Other Property Information

This property is in an area where a Brisbane River Backflow Device has been installed

Backflow devices may reduce the chance of backflow flooding by preventing water from flowing back up stormwater drainage and are one of the many ways Council helps to manage flooding in Brisbane. Find more information on **Backflow Devices**.

Useful Flood Information 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.

Annual Exceedance Probability (AEP) - The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.

- **0.2% AEP** - A flood event of this size is considered rare but may still occur. A flood of size or larger has a 1 in 500 chance or a 0.2% probability of occurring in any year.
- **1% AEP** - A flood of this size or larger has a 1 in 100 chance or a 1% probability of occurring in any year.
- **2% AEP** - A flood of this size or larger has a 1 in 50 chance or a 2% probability of occurring in any year.
- **5% AEP** - A flood of this size or larger has a 1 in 20 chance or a 5% probability of occurring in any year.
- **20% AEP** - A flood of this size or larger has a 1 in 5 chance or a 20% probability of occurring in any year.

Data quality

- **Data Quality Code A** - Level data based on recent surveyor report or approved as-constructed drawings.
- **Data Quality Code B** - Level data based on ground-based mobile survey or similar.
- **Data Quality Code C** - Level data derived from Airborne Laser Scanning or LiDAR information.

Defined Flood Level (DFL) - The DFL is used for commercial and industrial development. The Defined flood level (DFL) for Brisbane River flooding is a level of 3.7m AHD at the Brisbane City Gauge based on a flow of 6,800 m/s. DFL is only applicable for non-residential uses affected by Brisbane River flooding.

Flood planning area (FPA) - Council has developed five Flood planning areas (FPAs) as part of Brisbane City Plan 2014 Flood overlay mapping for Brisbane River, Creek/waterway flooding and Overland flow to guide future building and development in flood prone areas. Storm tide flooding is mapped separately. The FPAs are designed to recognise the flood hazard for different flooding types. Flood hazard is a combination of frequency of flooding, the flood depth, and the speed at which the water is travelling. **Find more information here**.

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 (dwelling house) - The minimum level in metres AHD at which habitable areas of development (generally induding bedrooms, living rooms, kitchen, study, family, and rumpus rooms) must be constructed as required by the Brisbane City Plan 2014.

Indicative existing floor level - The approximate level in metres AHD of the lowest habitable floor in the existing building (exduding apartments). The data is sourced from a range of sources with varying accuracy levels.

Property - A property will contain 1 or more lots. The multiple lot warning is shown if you have selected a property that contains multiple lots.

Residential flood level (RFL) - This flood level for the Brisbane River equates to the 1% annual exceedance probability (AEP) flood level.

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Council's Planning Scheme - The Brisbane City Plan 2014 (planning scheme) has been prepared in accordance with the Sustainable Planning Act as a framework for managing development in a way that advances the purpose of the Act. In seeking to achieve this purpose, the planning scheme sets out the Council's intention for future development in the planning scheme area, over the next 20 years.

Disclaimer

1. Defined flood levels and residential flood levels, minimum habitable floor levels and indicative existing floor levels are determined from the best available information to Council at the date of issue. These levels, for a particular property, may change if more detailed information becomes available or changes are made in the method of calculating levels.
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FloodWise Property Report

32 WELSBY ST, NEW FARM 4005
Lot 29 on RP8743

Dedicated to a better Brisbane

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Graph showing only the highest source/type of flooding for 1%, 2%, 5% and 20% likelihoods. Also shows historic flood levels. Other flood types and levels may be present and will be listed in the Flood Planning Information table below. This graph does not include overland flow flooding. If applicable, overland flow information is shown in the Planning and Development Information section below.
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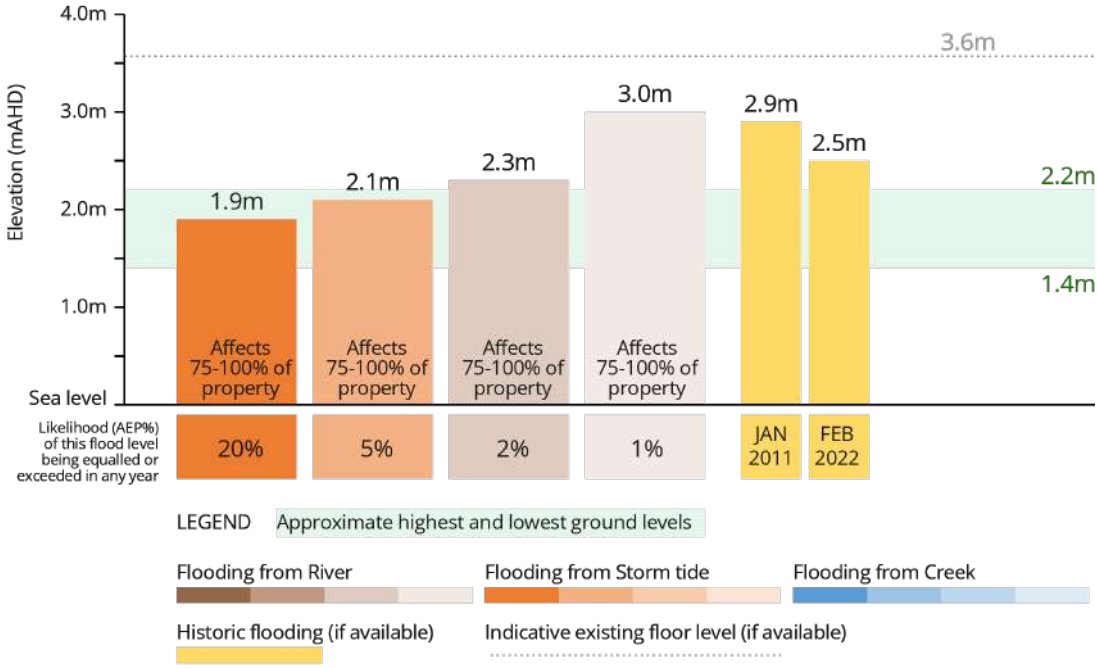

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Property Information Summary

The following table provides a summary of flood information for this property. More detailed flood level information is provided in the following sections of this report.

Property Summary	Level (mAHD) / Comment	Data Quality Code
Minimum ground level	1.4	C
Maximum ground level	2.2	C
Indicative existing floor level	3.6	C
Source of highest flooding	Brisbane River and Creek/Waterway	
Flooding may also occur from:	Storm tide	

Flood Planning Information

The table below displays the peak estimated flood levels by probability for this property. Estimated flood level data should be used in conjunction with applicable planning scheme requirements - Refer to Flood Planning and Development Information section below for further information.

Note this table does not include overland flow. If overland flow is applicable to this property, refer to the Flood Planning and Development section below for further information.

Likelihood / Description	Level (mAHD)	Source
20%	1.9	Stormtide (Moreton Bay)
5%	2.1	Stormtide (Moreton Bay)
2%	2.3	River (Brisbane River)
2%	2.2	Stormtide (Moreton Bay)
1%	3.0	River (Brisbane River)
1%	2.5	Stormtide (Moreton Bay)
0.2%	4.5	River (Brisbane River)
January 2011	2.9	River (Brisbane River)
February 2022	2.5	River (Brisbane River and Creeks/Waterways)
Defined Flood Level (DFL)	2.5	River (Brisbane River)
Residential Flood Level (RFL)	3.0	River (Brisbane River)
Minimum Habitable Floor Level (dwelling house)	N/A*	

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River	**Creek / waterway**	**Overland flow**
FPA2b		Applicable
FPA3		
FPA4		

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