

STORMWATER MANAGEMENT PLAN

58 Rogers Parade, Everton Park



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REPORT CONTROL SHEET

HCE Ref No:	24223
Site:	58 Rogers Parade, Everton Park
Report Title:	Stormwater Management Plan
Prepared For:	Ink Palace Consulting Pty Ltd

Rev No	Date	Written by	Reviewed by	Authorised by	Signed
Draft	12 September 2025	MB	ST	MB	
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1	27/03/2026	MB	GH	MB	

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1. Introduction

HCE Engineers have been engaged to prepare a Stormwater Management Plan to accompany the development application for the 6 lot residential subdivision at 58 Rogers Parade, Everton Park.

This report identifies stormwater quality and quantity management measures proposed to be incorporated within the development, to satisfy the required standards of the Brisbane City Plan.

This report has been prepared expressly to provide commentary regarding compliance with Council requirements for the proposed development on the subject site. Information presented in this report should not be applied to properties or developments other than the subject development. No responsibility is accepted for use of any part of this report in any other context or for any other purposes or by any third party.

2. Existing Site and Catchment Description

This development site is Lot 634 on SL 11121 which is more commonly known as 58 Rogers Parade, Everton Park and has a total area of 0.405ha.

A review of contour mapping via detailed survey, Councils mapping and aerial imagery indicates that the development site is currently developed with a single residential dwelling and associated structures and falls towards the rear at an approximate grade of 10%.



Image 1 – Existing Site Conditions (Source Nearthmap.com)

2.1 Existing Drainage Conditions

Stormwater runoff from the site discharges to the existing natural flow path to the rear of the development site.

Currently, all surface flow and runoff from the existing dwelling is conveyed towards the existing overland flow path within EMT A on SP281390. As shown in Image 4 below the existing surface flow is somewhat concentrated by the existing landform.

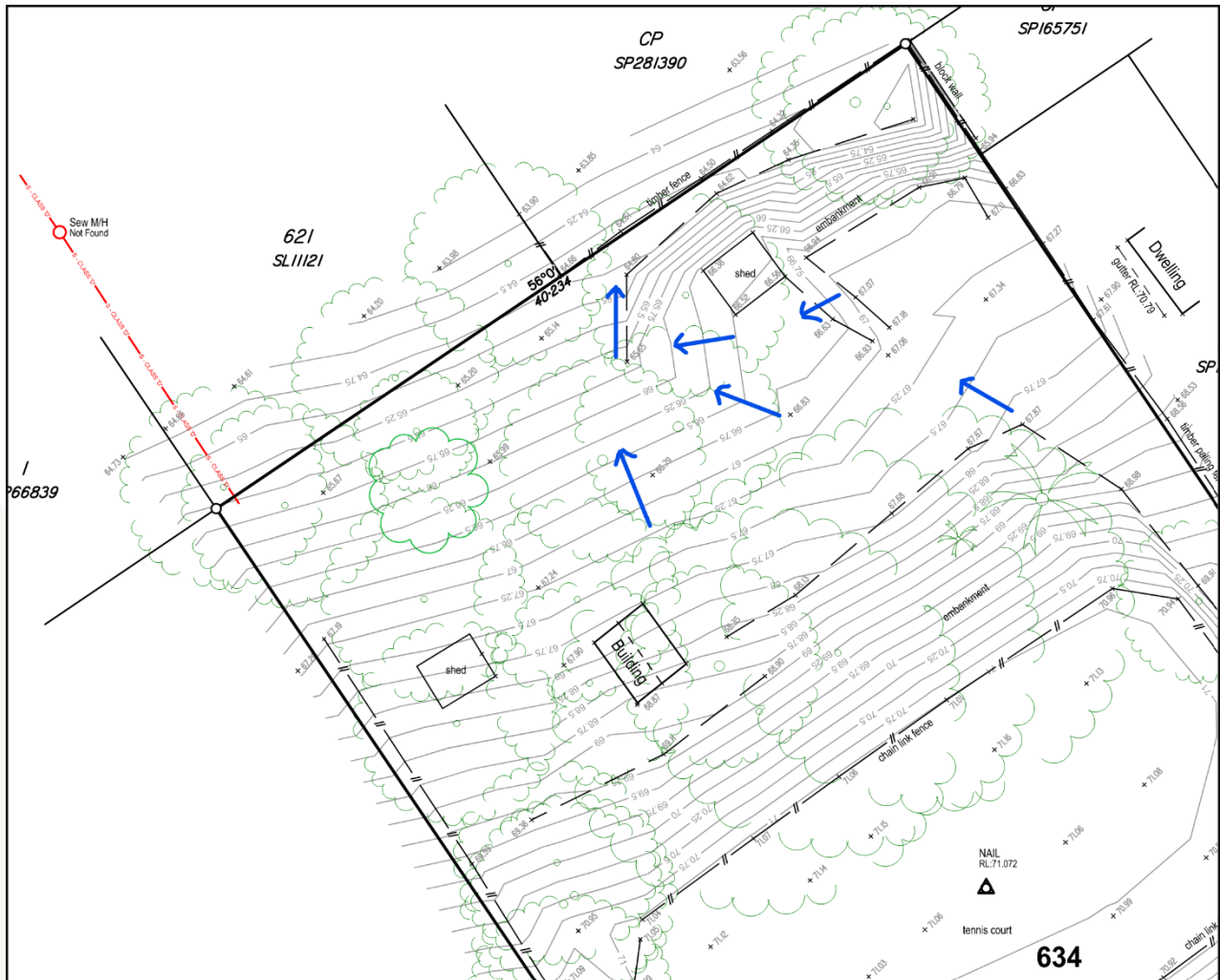


Image 2: Existing Surface Flow Direction

2.2 External Catchments

External catchments have been identified to the southwest of the development site and consists of broad sheet flow runoff from the adjoining property. Surface flows will be managed via cut off drains as shown on concept design drawings.

2.3 Flood Assessment

A flood search has been undertaken, and the subject site is located outside of the mapped overland flow and waterway corridor identified in the adjoining property. Refer Appendix B for the Council Flood Report.



Image 3 – Existing Overland Flow and Waterway Mapping (Source Brisbane City Plan)

3. Water Quantity Management

3.1 Overview

Currently, flows from the development site discharge to the rear flow path within the adjoining property in a dispersed manner. As part of the development, it is proposed to undertake earthworks to discharge flows from Lots 1-3 to kerb and channel on Rogers Parade West. This will limit the discharge to the rear to be less than existing conditions, even with the proposed intensification of the subject site.

3.2 Discharge to Rear Boundary

Estimation of peak flow discharge across a range of recurrence intervals has been undertaken using Rational Method. See below for tabulation of existing peak discharge.

Refer to Appendix A for Rational Method results.

Catchment ID	C ₁₀	Time of Concentration (min)	Area (ha)
Existing	0.74	15	0.405

Table 1 – Rational Methods Inputs

AEP	Rational Method Existing Peak Discharge (m ³ /s)
39%	0.069
18%	0.099
10%	0.118
5%	0.143
2%	0.186
1%	0.217

Table 2 – Existing Peak Discharge Rates

Catchment ID	C ₁₀	Time of Concentration (min)	Area (ha)
Developed Road	0.82	8	0.150
Developed Rear	0.82	8	0.255

Table 3 – Rational Methods Inputs

AEP	Rational Method Developed Peak Discharge (m ³ /s) - Rear of Site	Rational Method Developed Peak Discharge (m ³ /s) -Rogers Parade
39%	0.062	0.037
18%	0.089	0.052
10%	0.105	0.062
5%	0.127	0.075
2%	0.164	0.097
1%	0.191	0.112

Table 4 – Developed Peak Discharge Rates

AEP	Rational Method Existing Peak Discharge (m ³ /s) - Rear of Site	Rational Method Developed Peak Discharge (m ³ /s) - Rear of Site	Impact (m ³ /s)
39%	0.069	0.062	-0.007
18%	0.099	0.089	-0.010
10%	0.118	0.105	-0.013
5%	0.143	0.127	-0.016
2%	0.186	0.164	-0.022
1%	0.217	0.191	-0.026

Table 5 – Existing and Developed Peak Discharge Rates – Rear of Site

As shown in Table 5 above, it is expected that peak flow discharge to the rear of the development site will be less than existing conditions. It is proposed to discharge flows in a somewhat concentrated manner similar to existing conditions.

3.3 Discharge to Rogers Parade West

It is proposed to discharge runoff from Lots 1 – 3, towards kerb and channel on Rogers Parade West, which is a lawful point of discharge. It is not expected this runoff will adversely affect the safety of, or cause nuisance to adjoining properties. Therefore, compliance with PO2 and PO3 of the Stormwater Code can be achieved.

4. Water Quality Management

As outlined in the application for written advice provided by Brisbane City Council under application A006780729, stormwater quality treatment can be waived in this instance.

5. Conclusions

The proposed development to create 6 new residential allotments can be carried out in a manner that meets the performance outcomes of Council's Stormwater Code

It is proposed to discharge runoff partially to the rear boundary similar to existing conditions, and to kerb and channel on Rogers Parade West without on-site detention or stormwater quality treatment.

Engineering Drawings

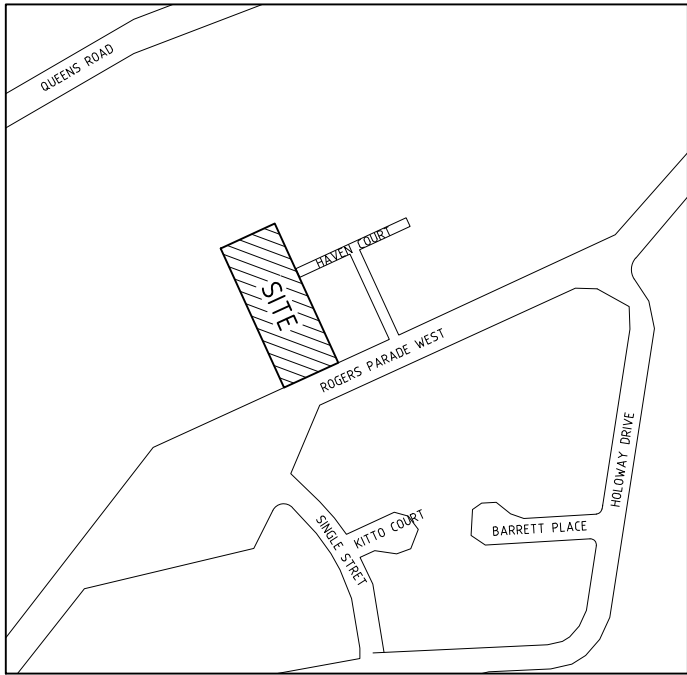
1 INTO 6 LOT SUBDIVISION

LOT 634 ON SP 11121

58 ROGERS PARADE WEST

EVERTON PARK, QLD 4053

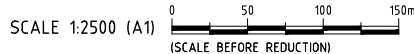
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DRAWING No.	DESCRIPTION
24223-SK01	LOCALITY PLAN, DRAWING INDEX AND GENERAL NOTES
24223-SK02	CONCEPT EXTERNAL ROADWORKS AND DRAINAGE GENERAL ARRANGEMENT PLAN
24223-SK03	CONCEPT INTERNAL SEWERAGE AND WATER RETICULATION PLAN, SECTION AND DETAILS
24223-SK04	CONCEPT BULK EARTHWORKS PLAN
24223-SK05	CONCEPT BULK EARTHWORKS CROSS SECTIONS
24223-SK06	CONCEPT STORMWATER CATCHMENT PLAN
24223-SK07	PROPOSED EASEMENT PLAN



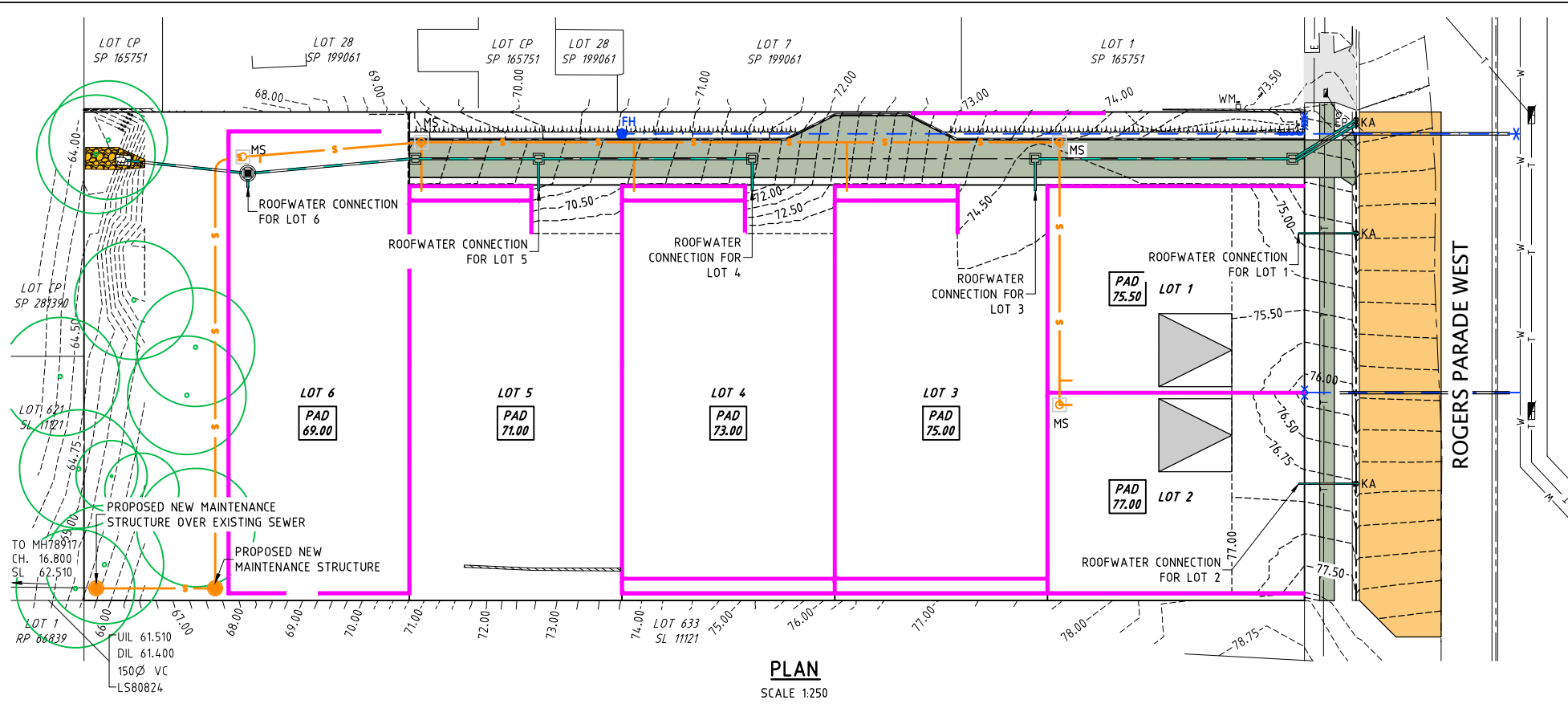
LOCALITY PLAN
SCALE 1:2500

GENERAL NOTES (v25.1)

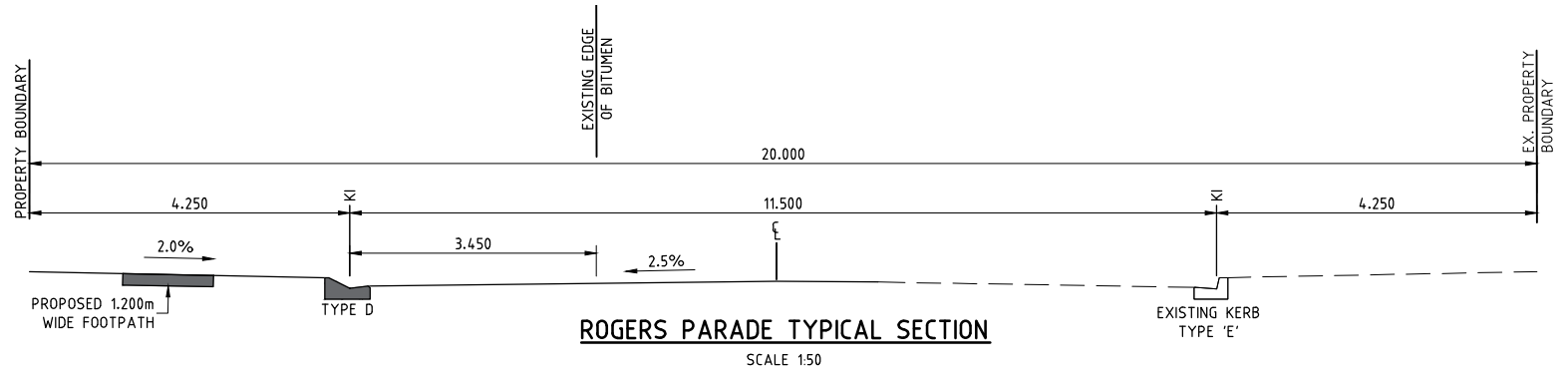
1. ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
2. ALL TEMPORARY AND PERMANENT SIGNAGE AND LINEMARKING TO BE IN ACCORDANCE WITH MAIN ROADS STANDARDS (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES).
3. ALL DIMENSIONS ARE TO BE CHECKED ON-SITE BEFORE WORK COMMENCES.
4. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWING.
5. DURING CONSTRUCTION BARRIERS, LIGHTS & SIGNS SHALL BE MAINTAINED TO ENSURE SAFE PASSAGE OF TRAFFIC AND PEDESTRIANS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY.
6. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH S.A.A. CODES & BY-LAWS AND ORDINANCES OF THE RELEVANT LOCAL AUTHORITY AND WORKPLACE HEALTH AND SAFETY REQUIREMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL RELEVANT AUTHORITIES AND PAYING ALL FEES NECESSARY BEFORE COMMENCING WORK, FOR LOCATING ALL EXISTING SERVICES AND FOR REPAIR OF ANY SERVICES DAMAGED AS A RESULT OF THE WORKS.
8. CONTRACTOR TO VERIFY ALL INVERT LEVELS, SURFACE LEVELS, COVER OVER DRAINAGE LINES, AND MINIMUM FALLS ARE CORRECT & OBTAINABLE PRIOR TO COMMENCEMENT OF WORK.
9. THE CONTRACTOR'S ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE WORK HEALTH AND SAFETY ACT 2011. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THIS ACT AND IN PARTICULAR THE CONTRACTOR IS TO ENSURE THE REQUIREMENTS OF THIS SPECIFICATION WITH REGARD TO 'NOTIFICATION IN RELATION TO A NOTIFIABLE PROJECT, ARE FULFILLED.
10. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING SERVICES AND STRUCTURES ARE TO BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE CONTRACT. ANY COST ASSOCIATED WITH REPAIRING DAMAGE TO EXISTING SERVICES SHALL BE BORNE BY THE CONTRACTOR.
11. THE PERSON RESPONSIBLE FOR THE DEMOLITION WORKS SHALL ENSURE THAT ALL VEHICLES LEAVING THE SITE CARRYING DEMOLITION MATERIALS HAVE THEIR LOADS COVERED AND DO NOT TRACK SOIL OR WASTE MATERIALS ONTO THE ROAD.
12. SHOULD ASBESTOS BE PRESENT, ITS REMOVAL SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL OH&S COMMITTEE - CODE OF PRACTICE FOR SAFE REMOVAL OF ASBESTOS AND ITS CODE OF PRACTICE FOR THE MANAGEMENT AND CONTROL OF ASBESTOS IN THE WORKPLACE.



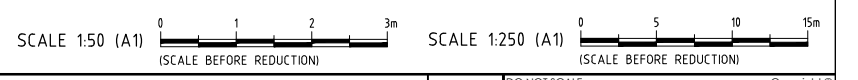
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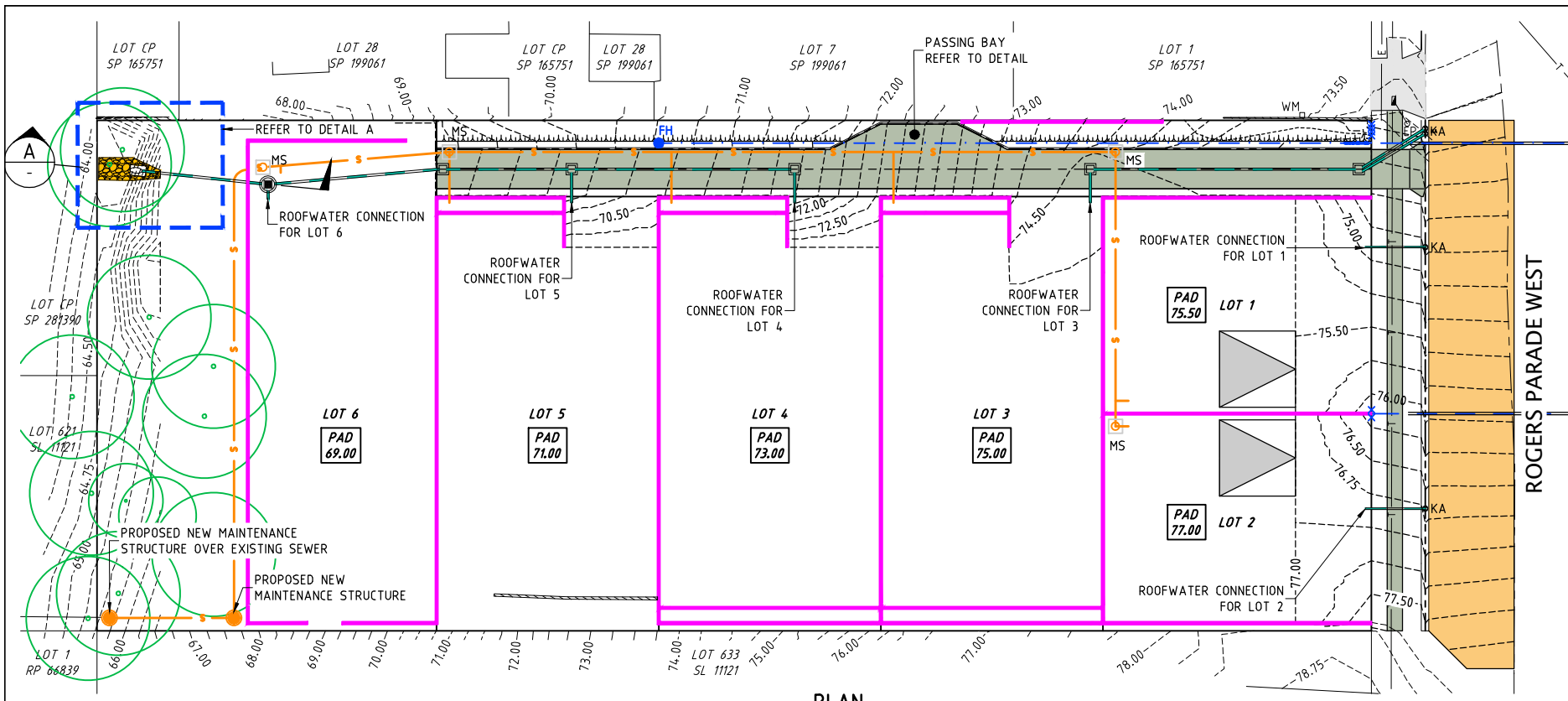
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 - PROPOSED STORMWATER DRAINAGE
 - S--- EXISTING SEWERAGE
 - S--- PROPOSED SEWERAGE
 - W--- EXISTING WATER RETICULATION
 - W--- PROPOSED WATER SERVICE
 - W--- PROPOSED WATER SERVICE INTERNAL
 - E--- EXISTING UNDERGROUND ELECTRICAL
 - T--- EXISTING TELECOMMUNICATIONS
 - PROPOSED SWALE
 - EXISTING KERB AND CHANNEL
 - PROPOSED KERB AND CHANNEL
 - PROPOSED RETAINING WALL
 - EXISTING CONCRETE
 - PROPOSED CONCRETE
 - WM □ EXISTING WATER METER
 - X □ PROPOSED WATER METER
 - EP ○ EXISTING ELECTRICAL POLE
 - KA ⊗ PROPOSED KERB ADAPTOR
 - FH ● PROPOSED FIRE HYDRANT
 - PROPOSED ELECTRICAL PILLAR



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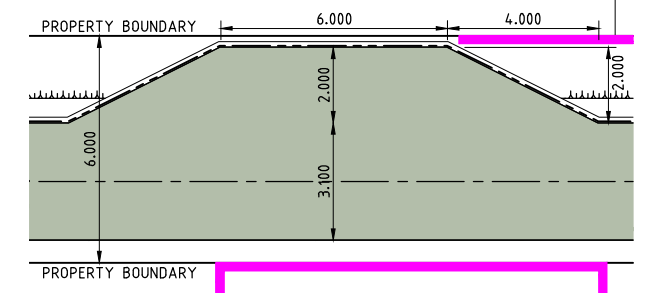


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							<p>Drawing No. 24223-SK02</p>	<p>Rev. B</p>		

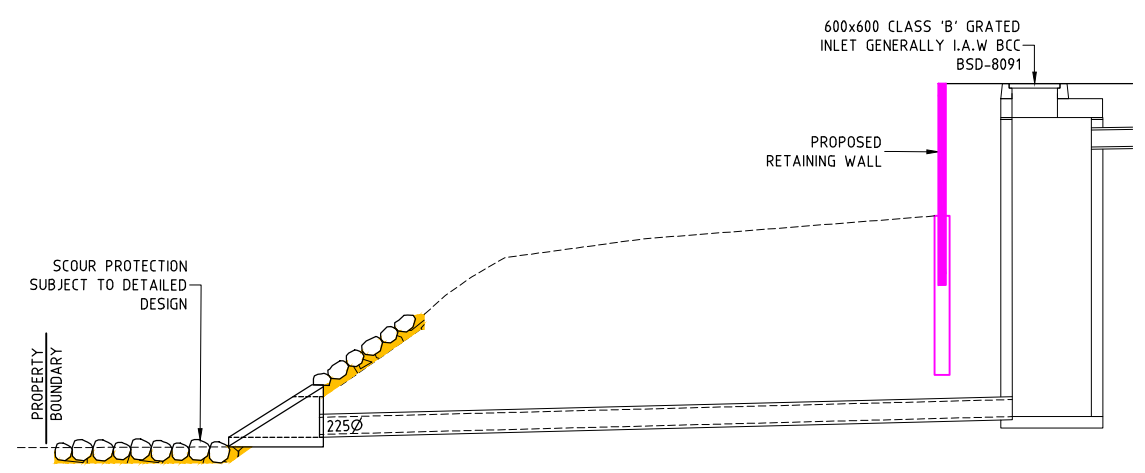


PLAN
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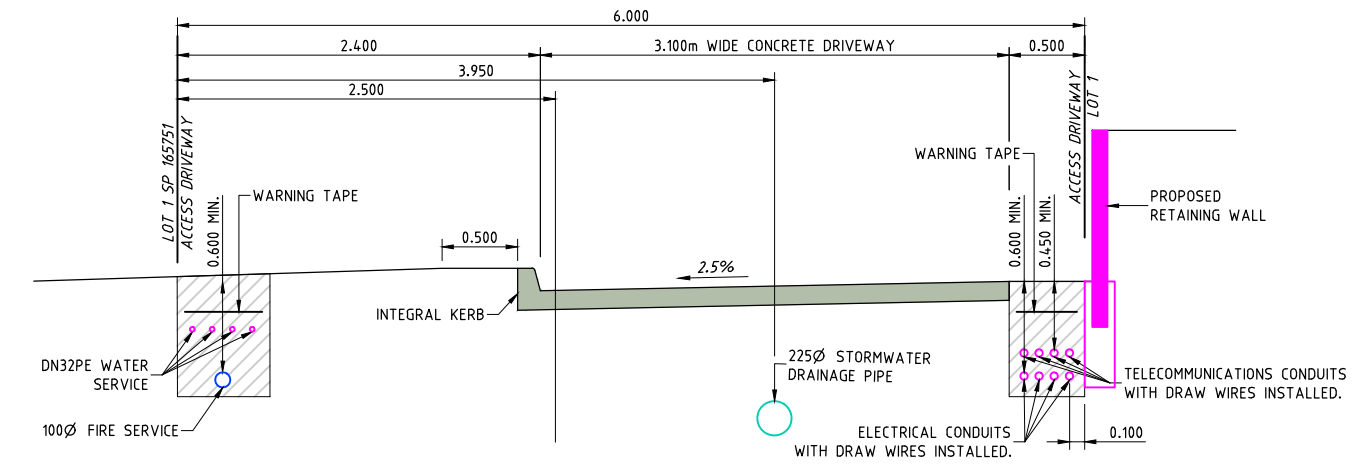
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 - W— PROPOSED WATER SERVICE
 - W— PROPOSED WATER SERVICE INTERNAL
 - E— EXISTING UNDERGROUND ELECTRICAL
 - T— EXISTING TELECOMMUNICATIONS
 - ▲ PROPOSED SWALE
 - EXISTING KERB AND CHANNEL
 - PROPOSED KERB AND CHANNEL
 - PROPOSED RETAINING WALL
 - EXISTING CONCRETE
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 - EP ○ EXISTING ELECTRICAL POLE
 - KA ⊗ PROPOSED KERB ADAPTOR
 - FH ● PROPOSED FIRE HYDRANT
 - PROPOSED ELECTRICAL PILLAR



PASSING BAY DETAIL
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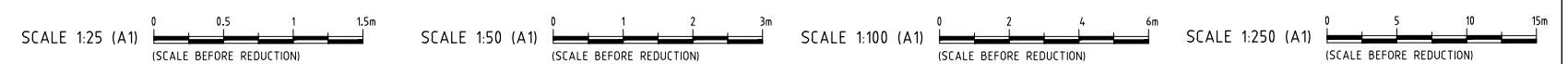


SECTION A
SCALE 1:50



PRIVATE DRIVEWAY TYPICAL SECTION
SCALE 1:25

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PROJECT
58 ROGERS PARADE WEST
EVERTON PARK QLD 4053
LOT 634 SL 11121

TITLE
CONCEPT INTERNAL SEWERAGE
AND WATER RETICULATION
PLAN, SECTION AND DETAILS

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LTD

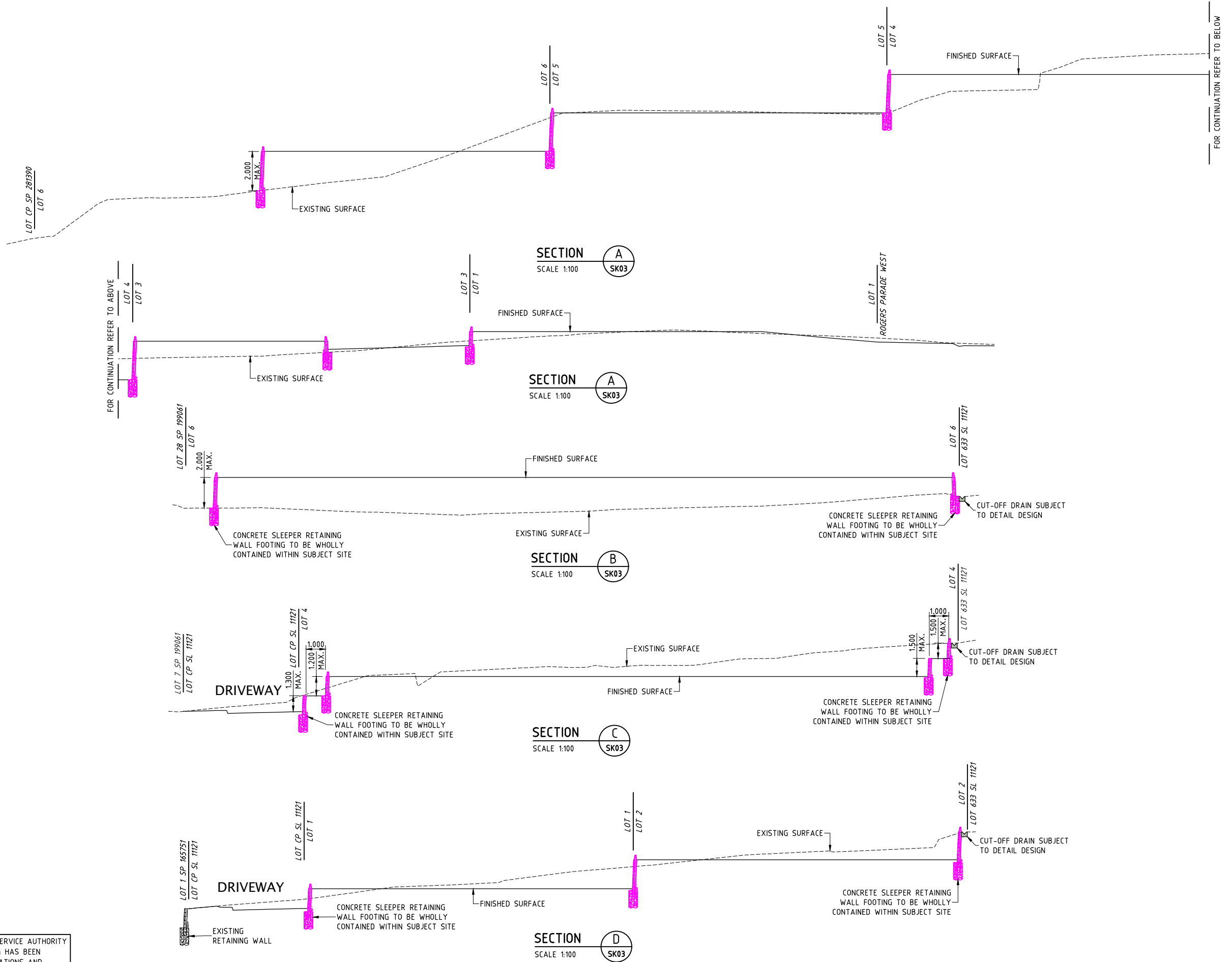
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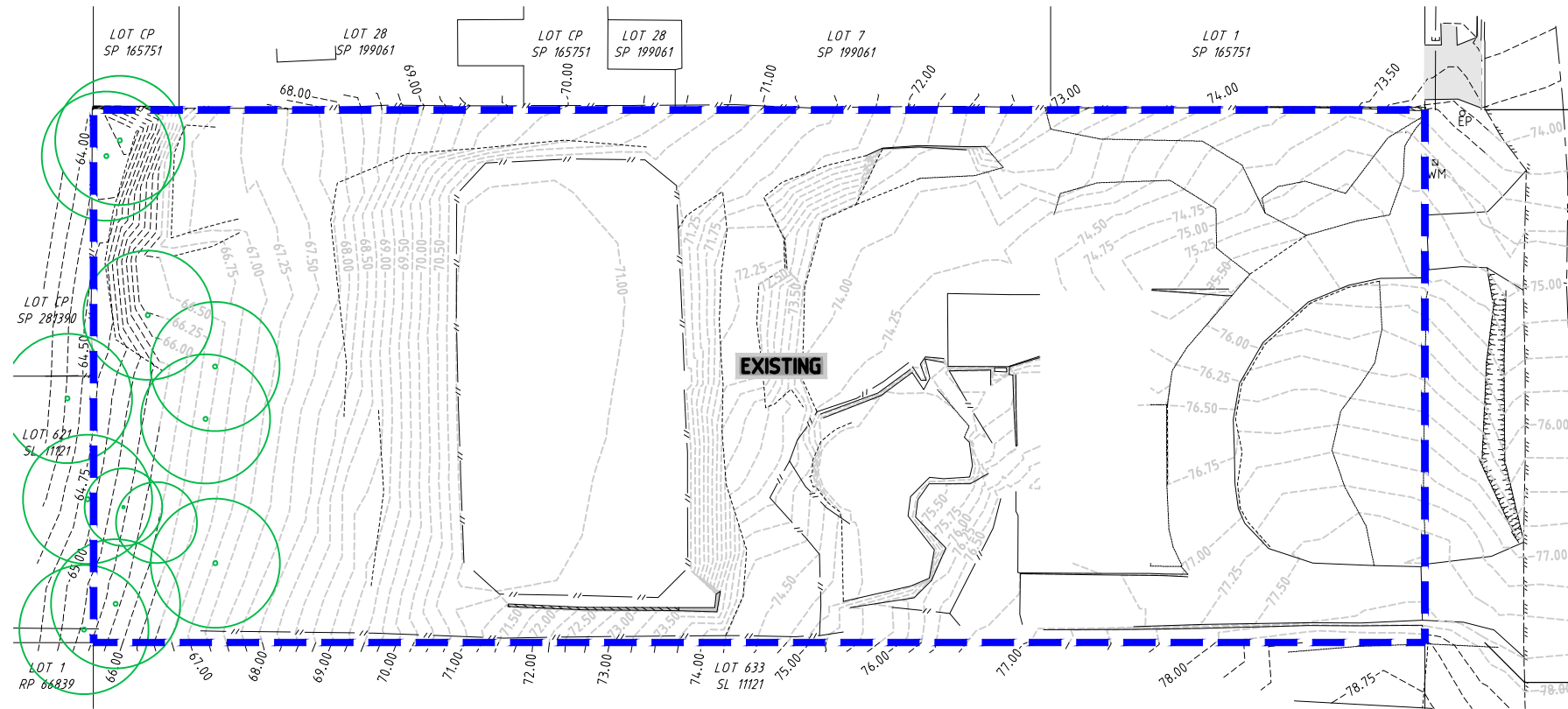
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- FINISHED SURFACE



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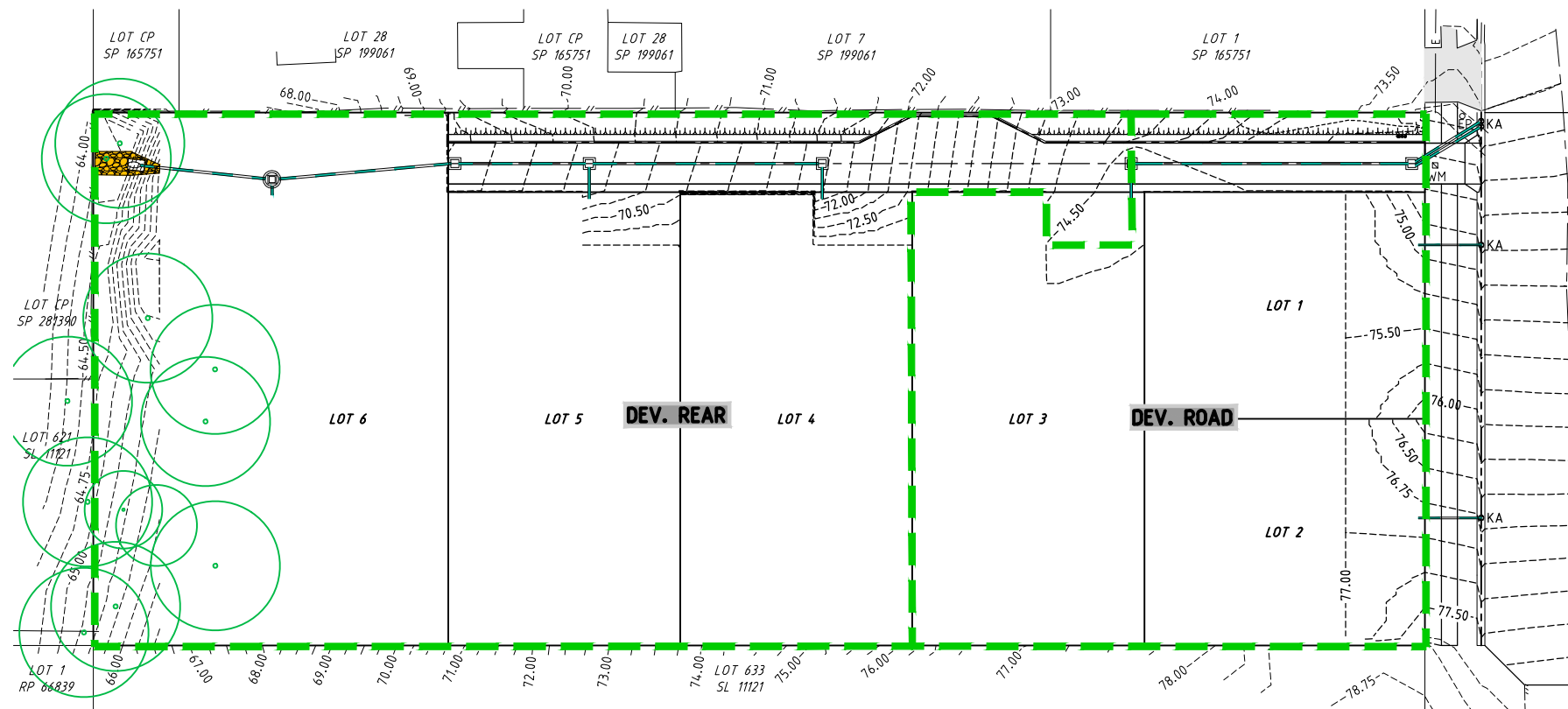
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Rev. B																										



EXISTING CATCHMENT PLAN
SCALE 1:250

- LEGEND**
- EXISTING** CATCHMENT LABEL
 - EXISTING CATCHMENT BOUNDARY
 - PROPOSED CATCHMENT BOUNDARY
 - EXISTING SURFACE CONTOURS (0.25m INTERVAL)
 - FINISHED SURFACE CONTOURS (0.25m INTERVAL)
 - EXISTING STORMWATER DRAINAGE
 - PROPOSED STORMWATER DRAINAGE
 - PROPOSED KERB AND CHANNEL
 - EXISTING RETAINING WALL

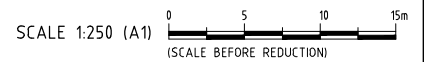
ROGERS PARADE WEST



PROPOSED CATCHMENT PLAN
SCALE 1:250

ROGERS PARADE WEST

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PROJECT
58 ROGERS PARADE WEST
EVERTON PARK QLD 4053
LOT 634 SL 11121

TITLE
CONCEPT STORMWATER
CATCHMENT PLAN

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Appendix A – Rational Method Calculations

RATIONAL METHOD CALCULATIONS - EXISTING SITE

Job Reference	24223
Site Address	58 Rogers Parade, Everton Park
Council	Brisbane City Council

Number of Sub-Catchments	1
Minor Storm Event	Q10 (As per QUDM Table 7.02.1)
Major Storm Event	Q100 (As per QUDM Table 7.02.1)

Subcatchment Summary Table				
Number	Catchment Name	Catchment Description	C ₁₀	tc
1	EXISTING	Low density residential area (including roads) Average lot ≥ 750m ²	0.74	15

Catchment Calculations (Major and Minor Storm ARI's)							
Number	Area	C10	I10	Q10	C100	I100	Q100
	ha		mm/hr	m ³ /s		mm/hr	m ³ /s
1	0.405	0.74	142	0.118	0.89	217	0.217

Total Runoff	Minor	0.118 m ³ /s
	Major	0.217 m ³ /s

Total Area	0.405 ha
-------------------	----------

Overland Flow Calculations	
<i>Trunk SW Infrastructure</i>	
Pipe Diameter	N/A m
Number of Pipes	0
Grade	0 m/m
mannings	0
Pipe Capacity	m ³ /s
Pipe Velocity	m/s
Capacity @ 3m/s	m ³ /s
Overland Flow	m ³ /s

All Storm ARI's		
ARI	Peak Discharge	
3 Month	0.025	m ³ /s
1	0.050	m ³ /s
2	0.069	m ³ /s
5	0.099	m ³ /s
10	0.118	m ³ /s
20	0.143	m ³ /s
50	0.186	m ³ /s
100	0.217	m ³ /s

RATIONAL METHOD CALCULATIONS - DEVELOPED SITE

Job Reference	24223
Site Address	58 Rogers Parade, Everton Park
Council	Brisbane City Council

Number of Sub-Catchments	2
Minor Storm Event	Q10 (As per QUDM Table 7.02.1)
Major Storm Event	Q100 (As per QUDM Table 7.02.1)

Subcatchment Summary Table				
Number	Catchment Name	Catchment Description	C_{10}	t_c
1	Dev Rear	Low density residential area (excluding roads)Average lot $\geq 600m^2 < 750m^2$.	0.82	8
2	Deve Front	Low density residential area (excluding roads)Average lot $\geq 600m^2 < 750m^2$.	0.82	8

Catchment Calculations (Major and Minor Storm ARI's)							
Number	Area	C_{10}	I_{10}	Q_{10}	C_{100}	I_{100}	Q_{100}
	ha		mm/hr	m^3/s		mm/hr	m^3/s
1	0.255	0.82	181	0.105	0.98	274	0.191
2	0.150	0.82	181	0.062	0.98	274	0.112

Total Runoff	Minor	0.167 m^3/s
	Major	0.303 m^3/s
Total Area		0.405 ha

Overland Flow Calculations	
Trunk SW Infrastructure	
Pipe Diameter	N/A m
Number of Pipes	0
Grade	0 m/m
mannings	0
Pipe Capacity	m^3/s
Pipe Velocity	m/s
Capacity @ 3m/s	m^3/s
Overland Flow	m^3/s

All Storm ARI's		
ARI	Peak Discharge	
3 Month	0.036	m^3/s
1	0.072	m^3/s
2	0.099	m^3/s
5	0.141	m^3/s
10	0.167	m^3/s
20	0.202	m^3/s
50	0.261	m^3/s
100	0.303	m^3/s

Appendix B – Council Flood Report


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](#).

This property has no flood levels

Brisbane City Council has not assigned flood level information for this property however it may be affected by one or more flood or property development flags. Please refer to the Flood Planning and Development Information below for details. The property may have 0.2% AEP flood level which will appear on the Flood Planning Information table if applicable. For professional advice or detailed assessment of a property contact a Registered Professional Engineer of Queensland.

Visit the [Be Prepared](#) page to find more information on how to prepare your home or business for potential flooding.

 **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](#).



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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.

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
		Not 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 or 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

Large allotment - This property is either a Large Allotment of over 1000 square metres or is located within a Large Allotment. 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 the site.

For more information or advice, please consult a Registered Professional Engineer of Queensland (RPEQ).

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 including 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 (excluding 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.

To learn more, visit [Brisbane City Council's Flood Information Hub](#)

Brisbane City Council's Online Flood Tools

Council provides several online flood tools:

- to guide planning and development
- to help residents and businesses understand their flood risk and prepare for flooding.

Council's online flood tools for planning and development purposes include:

- **FloodWise Property Report**
- **Flood Overlay Code**

For more information on Council's planning scheme and online flood tools for planning and development:

- phone (07) 3403 8888 and ask to talk to a Development Services Planning Information Officer

- visit brisbane.qld.gov.au/planning-building

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.
2. Council makes no warranty or representation regarding the accuracy or completeness of a FloodWise Property Report. Council disdaims any responsibility or liability in relation to the use or reliance by any person on a FloodWise Property Report.



Planning to build or renovate?

For information, guidelines, tools and resources to help you track, plan or apply for your development visit brisbane.qld.gov.au/planning-building

You can also find the Brisbane City Plan 2014 and Neighbourhood Plans as well as other information and training videos to help, with your building and development plans.