

STORMWATER MANAGEMENT PLAN

295 Rochedale Road, Rochedale



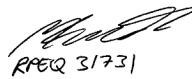
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REPORT CONTROL SHEET

HCE Ref No:	26193
Site:	295 Rochedale Road, Rochedale
Report Title:	Stormwater Management Plan
Prepared For:	GR Development & Construction Pty Ltd

Rev No	Date	Written by	Reviewed by	Authorised by	Signed
0	19 August 2026	AD	GH	MB	 Matthew Burmeister 2026.08.19 13:58:12+10'00'

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1. Introduction

This Stormwater Management Plan (SMP) has been prepared to support the development application for a Reconfiguration of a Lot at 295 Rochedale Road, Rochedale.

It is proposed to carry out a 1 into 56 lot residential subdivision, over two stages. Lots 1-32 & 900 to be delivered in Stage 1 and Lots 33-56 to be delivered in Stage 2. Relevantly to this report all civil engineering infrastructure will be delivered in Stage 1. As such there is no proposed interim stormwater management proposal.

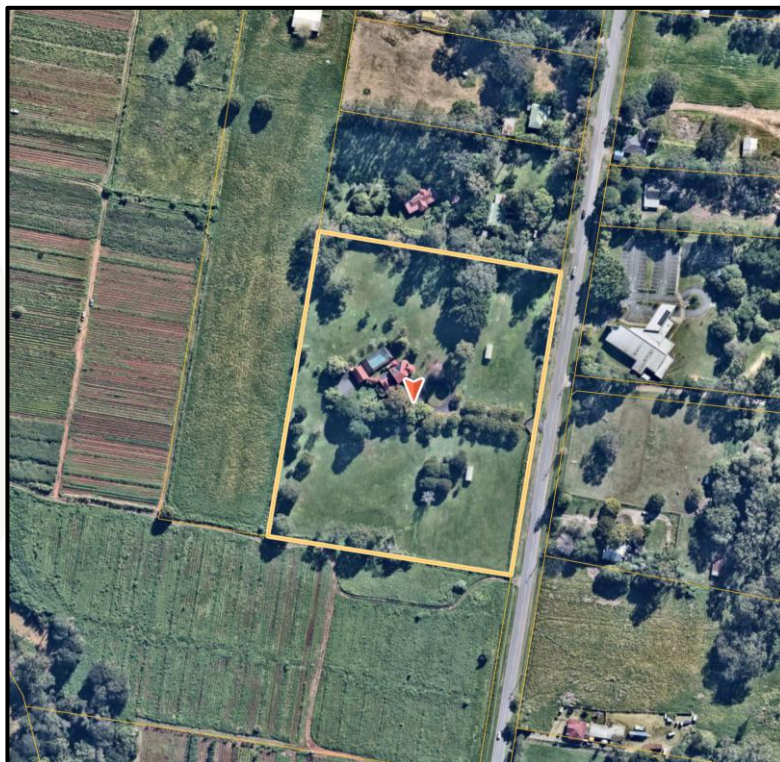
This report identifies stormwater quality and quantity management measures proposed to be incorporated within the development, to achieve the outcomes sought by the Brisbane City Plan.

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 consists of Lot 5 on RP 95759 which is more commonly known as 295 Rochedale Road, Rochedale and has a total area of 3.166ha.

Site inspection along with a review of available mapping, survey and aerial imagery indicates that the development site currently has a highpoint in the southwest corner and falls towards the northwest and west at an approximate grade of 3%.



Image– Existing Site Conditions (Nearmap.com)

2.1 Existing Drainage Conditions

Stormwater runoff from the site is currently conveyed as non-concentrated overland flow towards adjoining properties to the north and west.

2.2 External Catchments

No external catchments have been identified.

2.3 Flood Assessment

A flood search has been undertaken, and the subject site is located outside of the mapped flood area.

Refer to appendices for the Council Flood Report.

3. Water Quantity Management

Stormwater runoff is to be controlled to achieve development objectives, without unreasonable impact and in accordance with relevant safety parameters.

It is proposed to direct flows from all lots through a piped network to Lot 900, the drainage reserve lot in the 39% AEP storm event. Flows will be then lawfully discharged from the proposed bioretention basin to the future stormwater infrastructure, provided by the development on 32 Farley Road under application reference A006972109.

Runoff in excess of the 39% AEP storm event will either be conveyed within proposed pipes, utilising any surplus capacity, or safely conveyed as surface flow within the proposed roads. All lots will be elevated above roads, achieving freeboard to major storm flows, in accordance with the Queensland Urban Drainage Manual (QUDM).

A review of the approved application for development at 32 Farley Road indicates the stormwater connection provided has been designed to accommodate for the fully developed state of the subject site. As detailed in the approved drawing C240 by ADGCE, the subject site is included in stormwater catchments labelled; 1/10, 1/11, 2/11, 3/11 and 4/11. Drawing C245 details the set parameters used in the Rational Method for these catchments are a C10 value of 0.87 as per Table 7.3.3.1A of Brisbane City Councils' Plan and Table 4.5.3 of QUDM and a time of concentration of 5 minutes.

Since the developed case of the subject site has been considered and accordingly managed by the stormwater infrastructure proposed by ADGCE, there will be sufficient capacity in the downstream infrastructure allowing for lawful discharge of flows without mitigation, satisfying Section 7.6.1 of the Infrastructure Planning Scheme Policy. Correspondingly, A03.2, A03.3, A04.1 & A04.2 of the Stormwater Code are achieved.

4. Water Quality Management

4.1 Construction Phase

4.1.1 Pollutants of Concern

The construction phase stormwater quality design objectives which may be relevant to this subdivision as set by the *Urban Stormwater Quality Planning Guidelines 2010* are as follows:

Objective	Measure
Drainage Control	Design life and design storm of temporary drainage works in accordance with time the disturbed area is exposed. <12 months – 1 in 2 ARI 12-24 months – 1 in 5 ARI >24 months – 1 in 10 ARI
Erosion Control	Minimise exposure of disturbed soils at any time. Avoid or minimise large construction activities in the wet season. Divert water run-off from undisturbed areas around disturbed areas. Use erosion risk ratings to determine appropriate erosion control measures.
Sediment Control	Use soil loss rates to determine appropriate sediment control measures. Design storm for sediment control basins should be based on retaining the maximum sediment quantity for the maximum volume of water runoff.
Water Quality Outcomes	Coarse sediment is retained on site. Nitrogen and phosphorus are managed through sediment control. Prevent litter/waste entering the site, the stormwater or watercourses that discharge from the site. Also minimise or sufficiently contain on-site litter and waste production and regularly clear waste bins. Hydrocarbons and other contaminants are prevented from entering the stormwater system or internal watercourses that discharge from the site. Washdown water is prevented from entering the stormwater system or internal watercourses that discharge from the site. Cations and anions including aluminium, iron and sulphate are managed as required under an approved acid sulphate soil management plan.
Stormwater Drainage / Flow Management	Take all reasonable and practicable measures to minimise significant changes to the natural waterway hydraulics and hydrology from: • Peak flow for the one year and the 100 year ARI event. • Runoff frequency and volumes entering receiving waters. • Uncontrolled release of contaminated stormwater.

Table 4 - Design objectives for Stormwater Quality Management Plan – Construction phase table

4.1.2 Water Quality Treatment

Appropriate erosion and sediment control measures can be prepared and implemented on site during construction activities to ensure 'best management practices' are achieved.

4.2 Operational Phase

4.2.1 Pollutants of Concern

Suspended Solids, Nutrients, Litter and Hydrocarbons are the common pollutants of concern for Urban Development projects.

4.2.2 Water Quality Treatment

Per *Section B of Councils' Stormwater Code* a development is considered high risk and required to achieve stormwater management design objectives outlined in the *Infrastructure Design Planning Scheme Policy Section 7.9.3.5* where the below criteria is applicable.

- a) a material change of use for an urban purpose which involves greater than 2,500m² of land that:
 - i. will result in an impervious area greater than 25% of the net developable area; or
 - ii. will result in 6 or more dwellings.
- b) reconfiguring a lot for an urban purpose that involves greater than 2,500m² of land and will result in 6 or more lots;
- c) operational work for an urban purpose which involves disturbing greater than 2,500m² of land.

As the development involves greater than 2,500m² of land and more than 6 lots are proposed, the stormwater management design objectives, as tabulated below, are to be met to achieve Acceptable Outcome A016 of the Stormwater Code.

Pollutant	Minimum Reduction in Mean Annual load
Total Suspended Solids (TSS)	80%
Total Phosphorus (TP)	60%
Total Nitrogen (TN)	45%
Gross Pollutants (>5mm)	90%

Table 5 - Water quality design objectives for Southeast Queensland table

A 250m² bioretention basin is proposed within Lot 900, the drainage reserve lot, to provide water quality treatment of the site.

4.2.3 Pollutant Export Modelling

4.2.3.1 Model Selection

To determine the onsite pollutant generation, and the effectiveness of the proposed stormwater quality improvement devices, the Model for Urban Stormwater Improvement Conceptualisation (MUSIC) version 6.4 was used.

4.2.3.2 Model Setup

The MUSIC model was set up in accordance with the Health Waterways, Water by *Design's MUSIC Modelling Guidelines Version 3.0 – 2018*. The rainfall runoff parameters and pollutant export parameters have been set up according to Table 3.8 of this guideline.

Refer to the image for the schematic model setup and the MUSIC Rainfall data table for the rainfall data and modelling time step that were used.

Rainfall Period	Rainfall Station	Modelling Time Step
01/01/1980 – 31/12/1989	Brisbane Regional Office (40214)	6 Minute

Table 6 - MUSIC Rainfall data table

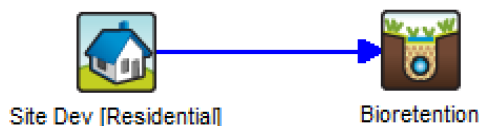


Image MUSIC Model setup

Source Node Catchment data as per the MUSIC model source nodes table.

Node	Catchment Area (ha)	Impervious Percentage
Site Dev	3.137	70%

Table 7 - MUSIC model source nodes table

The below table sets out the Bio Retention Basin parameters.

Parameter	Bio Retention Basin
Surface area (m ²)	250
Proposed filter area of the bio (m ²)	250
Extended detention depth (m)	0.3
Filter media depth (m)	0.5
Saturated hydraulic conductivity (mm/hr)	200
TN content of filter media (mg/kg)	400
Orthophosphate content of filter media (mg/kg)	30
Is the base lined?	Yes
Vegetated with effective nutrient removal?	Yes
Exfiltration rate	0
Underdrain	Yes
Submerged zone?	No
Submerged zone depth (m)	-
High flow bypass flow (m ³ /s)	-

Table 8 - Bio retention parameters table

4.2.3.3 Model Results

The above proposed treatment measures have been modelled using MUSIC version 6.4 and the following pollutant load-based reductions have been predicted for the site.

Target Pollutant	Required Load Based Reduction	Achieved Reduction
Total Suspended Solids (TSS)	80%	80%
Total Phosphorus (TP)	60%	73%
Total Nitrogen (TN)	45%	48%
Gross Pollutants (GP)	90%	100%

Table 9 – MUSIC Modelling Results table

As the MUSIC modelling results table demonstrates, the installation of the proposed stormwater treatment measures achieves the required reduction requirements for Total Suspended Solids, Total Phosphorus, Total Nitrogen and Gross Pollutants.

Refer to appendices for the MUSIC results.

The proposed treatment measures are therefore compliant with the BCC: Acceptable Outcome A016 of Councils' Stormwater Code.

Trace and heavy metals are usually associated with fine sediment. The proposed treatment train removes very significant proportions of suspended solids therefore it is expected that the removal of trace and heavy metals will be acceptable to adequately protect downstream habitats and ecosystems from heavy metal contamination. No major sources of hydrocarbons are expected on site.

4.2.4 Water Quality Monitoring

No monitoring of water quality of the runoff from the site is proposed. Untrialled stormwater quality management measures are not proposed. Additionally, the level of treatment proposed is considered best practice and little improvement in the treatment train proposed could be provided.

4.2.5 Maintenance

4.2.5 Bioretention Basin Maintenance

To ensure that the bio-retention system operates at the desired efficiency it is necessary to perform regular inspections and perform various maintenance schedules.

Inspection frequency and maintenance varies depending on rainfall events and the life span of the system. The inspection frequency outlined below provides a summary of inspection requirements while a detailed maintenance checklist is provided as per appendices for Maintenance Guidelines and should be followed to ensure the efficiency and life span of the bio-retention system.

Inspection frequency:

- Inspection after all significant rainfall events
- Monthly inspections during first six month of operation
- Bi-monthly inspections during 6-24 months of operation
- Bi-yearly inspections for the remainder of the operational phase
- Resetting (complete reconstruction) after 10 years of operation (or earlier if system starts failing to drain adequately)
- After large rainfall events.

5. Conclusions

A stormwater management plan has been developed which manages site runoff, without mitigation of peak stormwater flow. Lawful discharge will be achieved by connecting to proposed stormwater infrastructure associated with development of 32 Farley Road (BCC Application Reference A006972109), which has been sized to accommodate full, un-mitigated, developed surface flows from the subject site.

The proposed bioretention basin in Lot 900 incorporates water quality treatment that achieves improvement in runoff quality entering downstream waters.

Stormwater drainage within the site has been designed in accordance with the requirements of the Brisbane City Council Plan.

Engineering Drawings

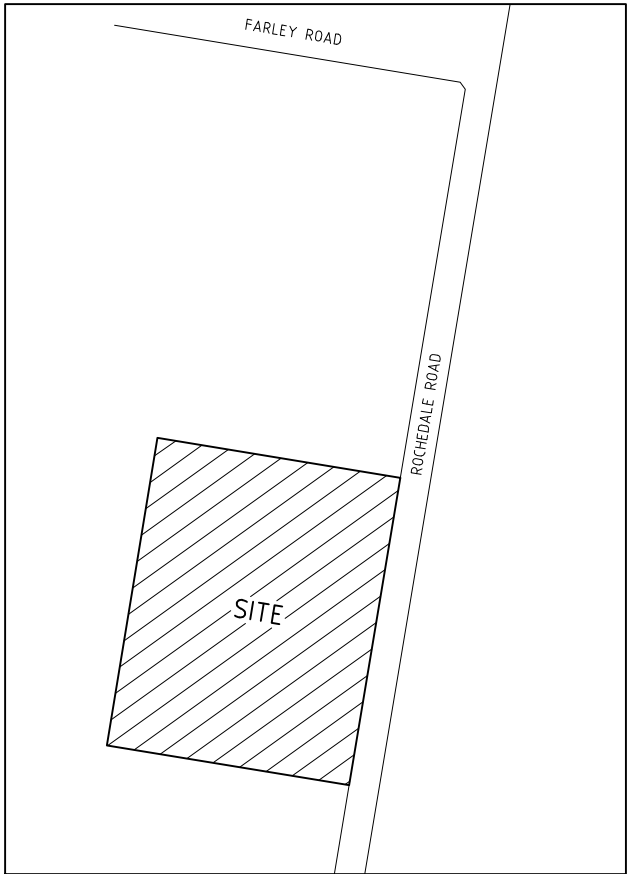
1 INTO 56 LOT RESIDENTIAL SUBDIVISION

LOT 5 ON RP 95759

295 ROCHEDALE ROAD

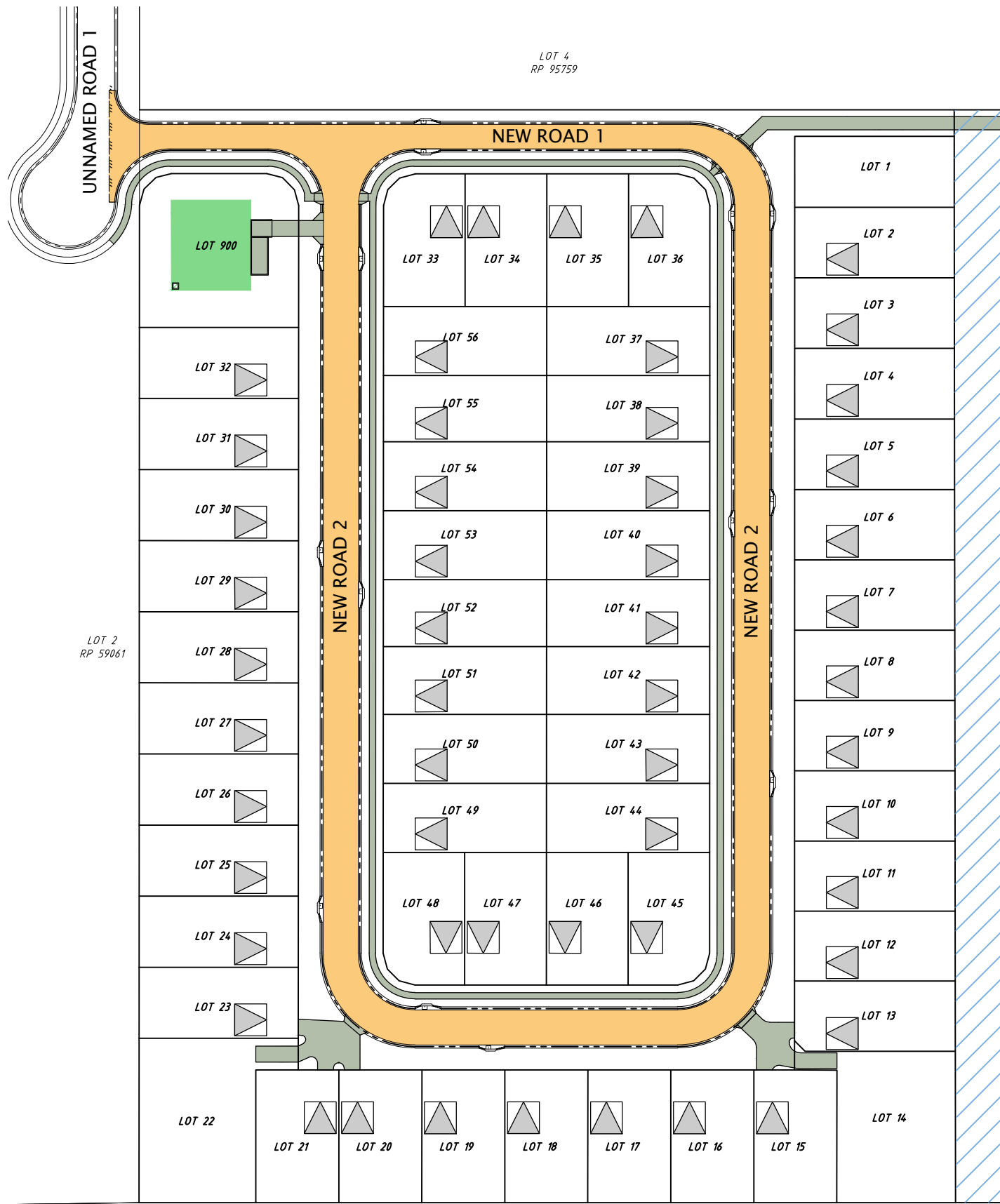
ROCHEDALE, QLD 4123

DRAWING INDEX	
DRAWING No.	DESCRIPTION
26193-SK10	LOCALITY PLAN AND DRAWING INDEX
26193-SK11	CONCEPT GENERAL ARRANGEMENT PLAN
26193-SK12	CONCEPT CIVIL SERVICES PLAN - SHEET 1 OF 2
26193-SK13	CONCEPT CIVIL SERVICES PLAN - SHEET 2 OF 2
26193-SK14	CONCEPT EARTHWORKS PLAN - SHEET 1 OF 2
26193-SK15	CONCEPT EARTHWORKS PLAN - SHEET 2 OF 2
26193-SK16	CONCEPT EARTHWORKS SECTIONS - SHEET 1 OF 2
26193-SK17	CONCEPT EARTHWORKS SECTIONS - SHEET 2 OF 2
26193-SK18	CONCEPT BIO-RETENTION BASIN LAYOUT PLAN AND DETAILS
26193-SK19	CONCEPT BIO-RETENTION BASIN SECTIONS



LOCALITY PLAN
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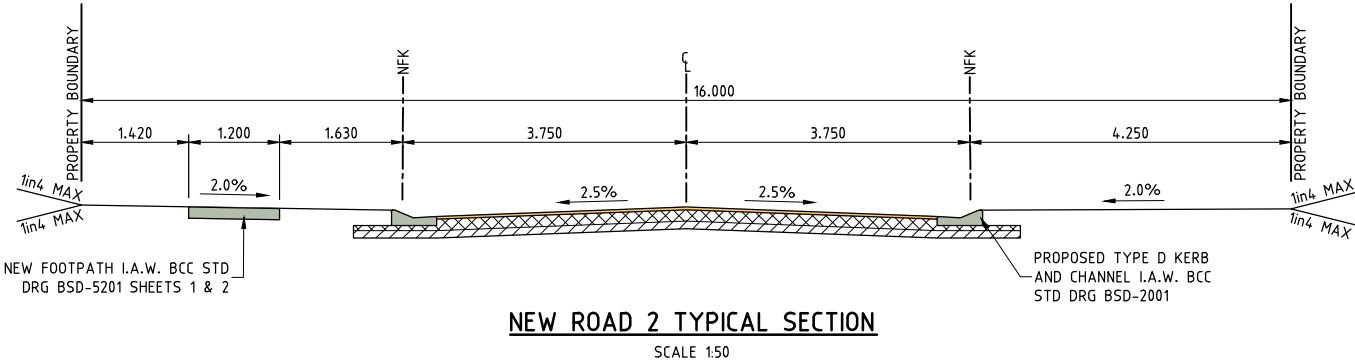
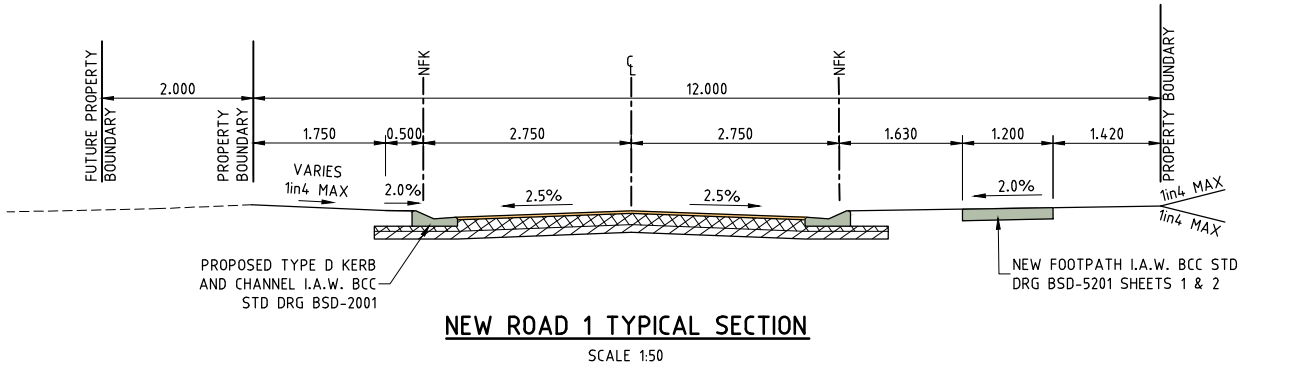




PLAN

SCALE 1:500

ROCHEDALE ROAD



LEGEND

- PROPOSED KERB AND CHANNEL
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- BIORETENTION AREA
- ROAD WIDENING
- POTENTIAL FUTURE ACCESS LOCATION

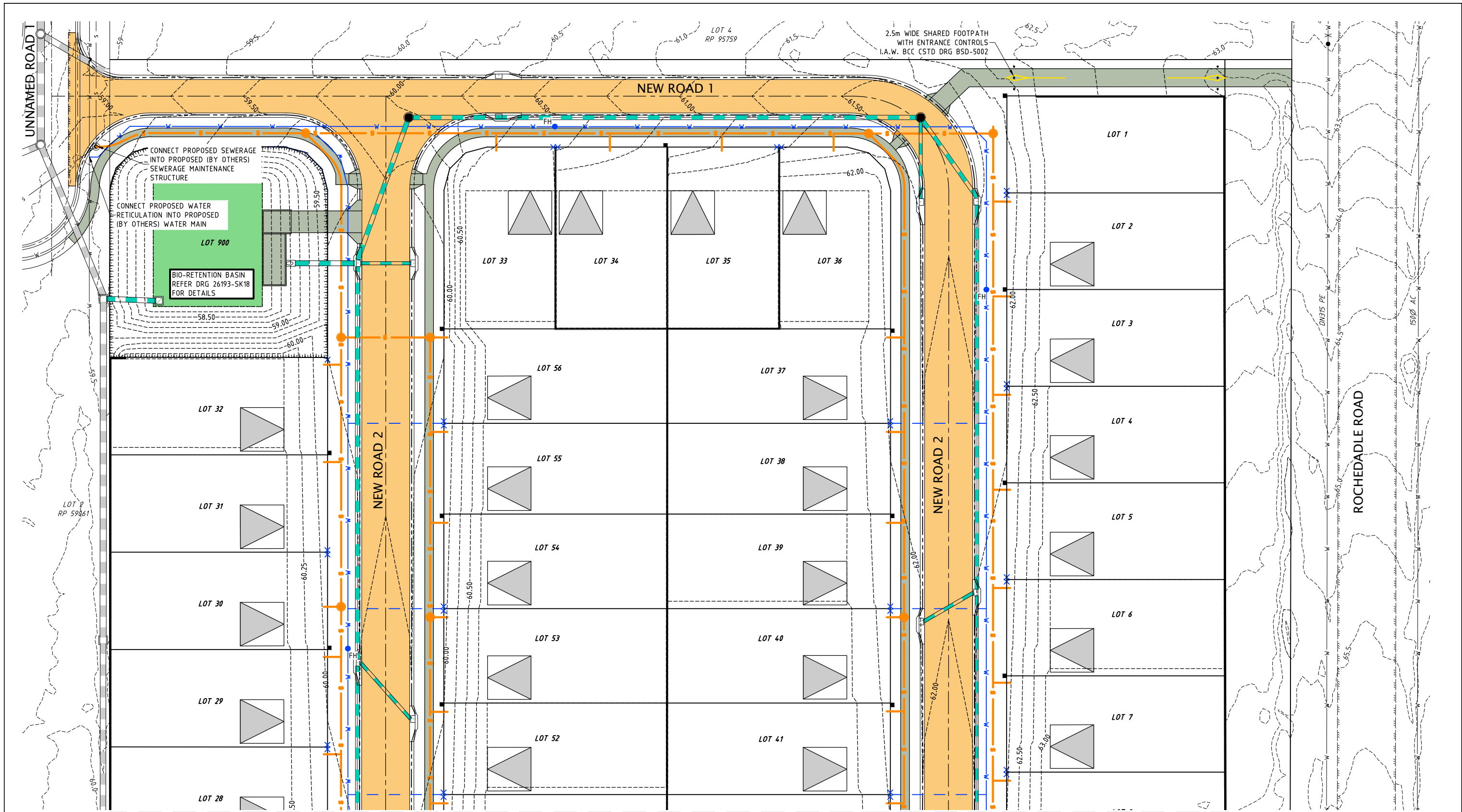
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SCALE 1:500 (A1)



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LEGEND

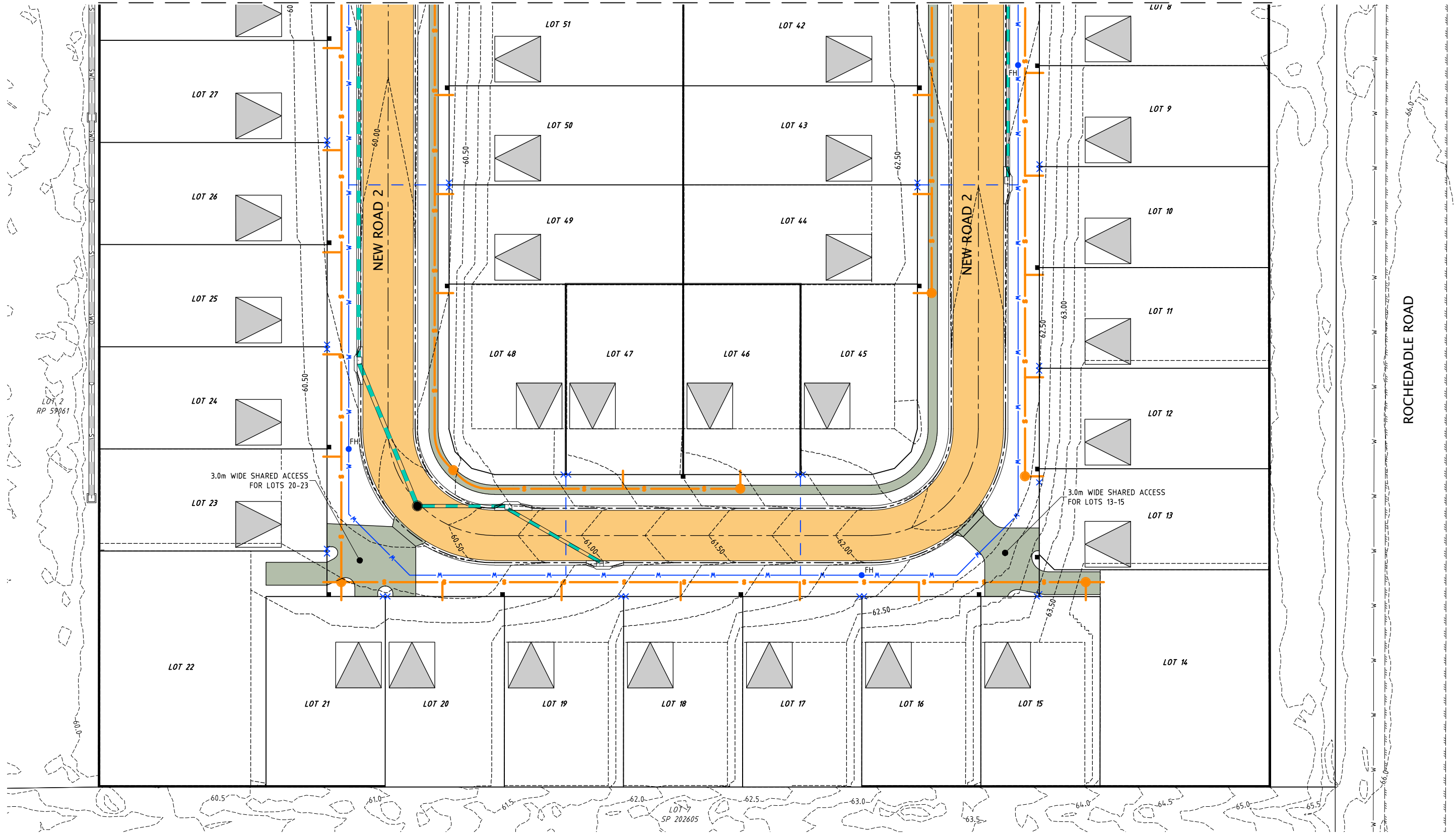
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PROPOSED (BY OTHERS)
STORMWATER DRAINAGE | ✕
PROPOSED WATER METER |
| ---10.0---
FINISHED SURFACE CONTOURS
(0.25m INTERVAL) | ---S---
PROPOSED (BY OTHERS) SEWERAGE | FH ●
PROPOSED FIRE HYDRANT |
| ---
EXISTING EDGE OF BITUMEN | ---S---
PROPOSED (BY OTHERS) WATER RETICULATION | ■
PROPOSED ELECTRICAL PILLAR |
| ---
EXISTING KERB AND CHANNEL | ---S---
PROPOSED (BY OTHERS) WATER RETICULATION | ■
PROPOSED PAVEMENT |
| ---
PROPOSED KERB AND CHANNEL | ---S---
EXISTING UNDERGROUND ELECTRICAL | ■
PROPOSED CONCRETE |
| ---
PROPOSED RETAINING WALL | ---S---
EXISTING TELECOMMUNICATIONS | ■
BIORETENTION AREA |
| | | ■
POTENTIAL FUTURE ACCESS LOCATION |

FOR CONTINUATION REFER TO DRAWING 26193-SK13

PLAN
SCALE 1:250

SCALE 1:250 (A1)
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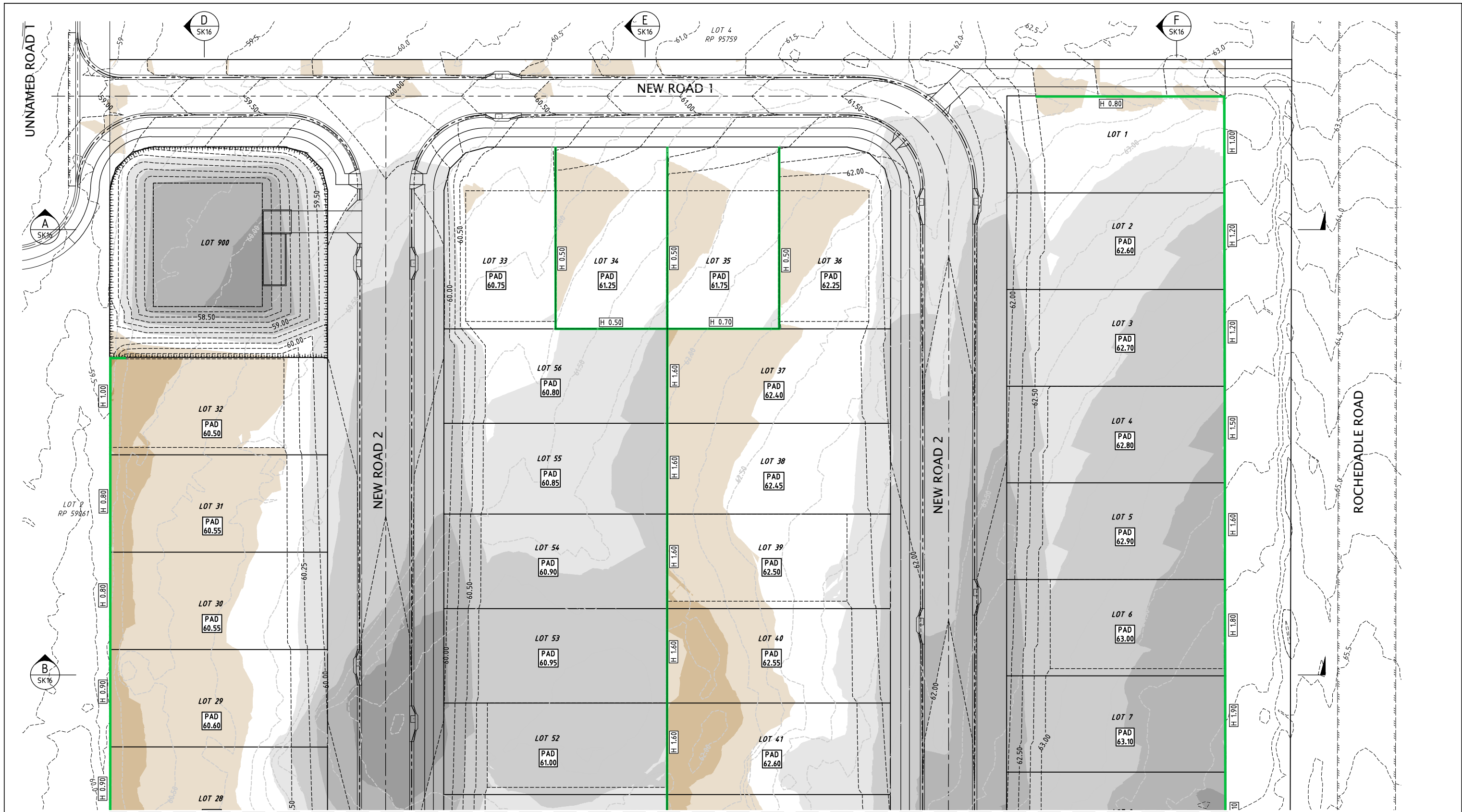
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PROPOSED (BY OTHERS)
STORMWATER DRAINAGE | ✕
PROPOSED WATER METER |
| ---10.0---
(0.25m INTERVAL)
FINISHED SURFACE CONTOURS | ---S---
PROPOSED (BY OTHERS) SEWERAGE | FH ●
PROPOSED FIRE HYDRANT |
| ---
EXISTING EDGE OF BITUMEN | ---S---
PROPOSED (BY OTHERS)
WATER RETICULATION | ■
PROPOSED ELECTRICAL PILLAR |
| ---
EXISTING KERB AND CHANNEL | ---S---
PROPOSED WATER RETICULATION | ■
PROPOSED PAVEMENT |
| ---
PROPOSED KERB AND CHANNEL | ---S---
EXISTING UNDERGROUND ELECTRICAL | ■
PROPOSED CONCRETE |
| ---
PROPOSED RETAINING WALL | ---S---
EXISTING TELECOMMUNICATIONS | ■
BIORETENTION AREA |
| | | △
POTENTIAL FUTURE
ACCESS LOCATION |

PLAN
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SCALE 1:250 (A1)
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PLAN
SCALE 1:250

LEGEND

---10.0---

EXISTING SURFACE CONTOURS
(0.25m INTERVAL)

---10.0---

FINISHED SURFACE CONTOURS
(0.25m INTERVAL)

=====

EXISTING KERB AND CHANNEL

=====

PROPOSED KERB AND CHANNEL

=====

PROPOSED RETAINING WALL

[H 1.00]

MAXIMUM RETAINING WALL HEIGHT

CUT/FILL DEPTHS

-2.50 to -2.00 m

-2.00 to -1.50 m

-1.50 to -1.00 m

-1.00 to -0.50 m

-0.50 to 0.00 m

0.00 to 0.50 m

0.50 to 1.00 m

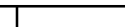
1.00 to 1.50 m

1.50 to 2.00 m

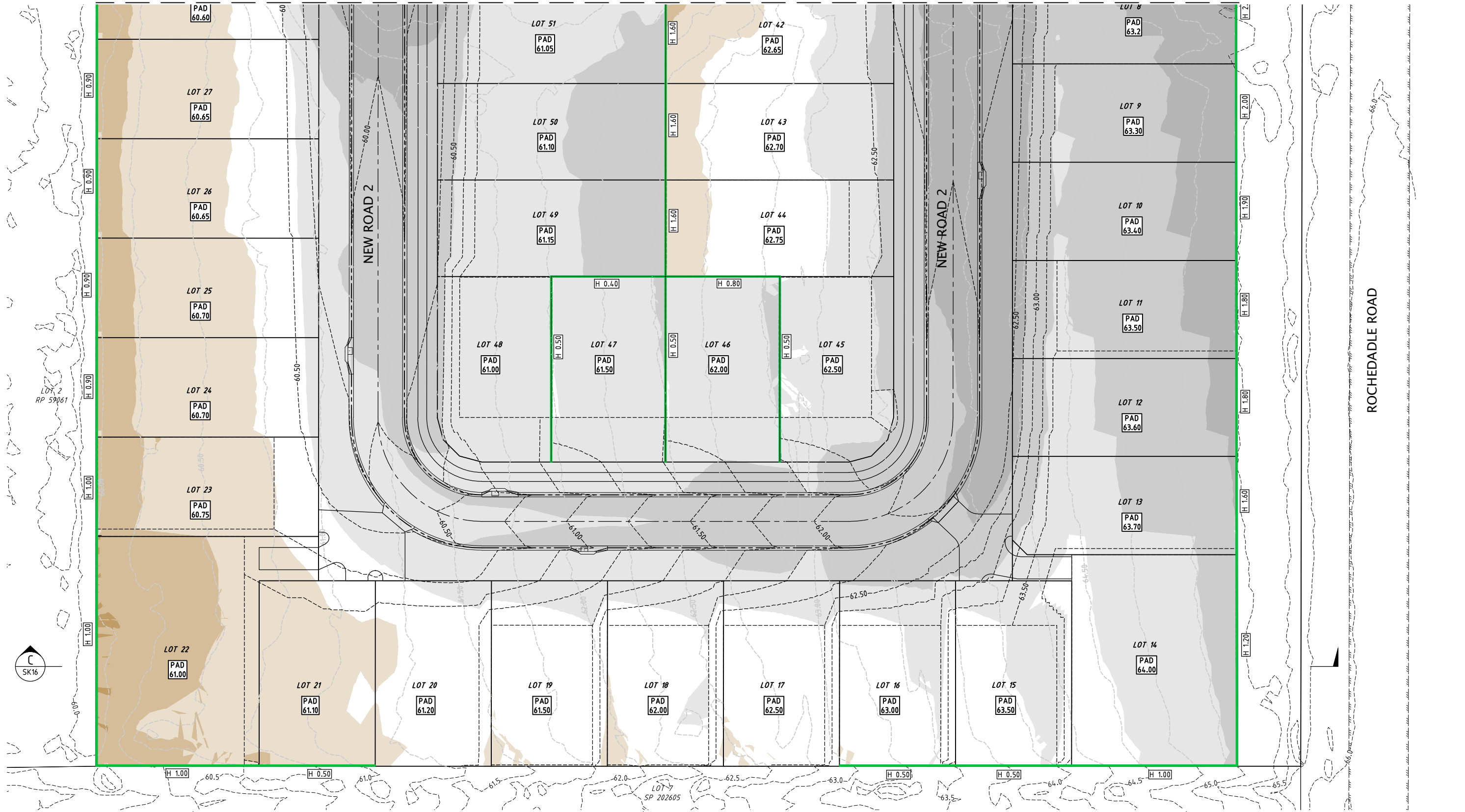
2.00 to 2.50 m

PRELIMINARY EARTHWORKS VOLUMES	
TOTAL CUT	2300m ³
TOTAL FILL	1750m ³
BALANCE	-21250m ³



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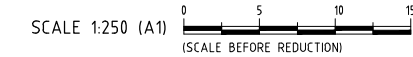
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- 10.0--- EXISTING SURFACE CONTOURS (0.25m INTERVAL)
- 10.0--- FINISHED SURFACE CONTOURS (0.25m INTERVAL)
- ===== EXISTING KERB AND CHANNEL
- ===== PROPOSED KERB AND CHANNEL
- ===== PROPOSED RETAINING WALL
- [H 1.00] MAXIMUM RETAINING WALL HEIGHT

CUT/FILL DEPTHS

-2.50 to -2.00 m	0.00 to 0.50 m
-2.00 to -1.50 m	0.50 to 1.00 m
-1.50 to -1.00 m	1.00 to 1.50 m
-1.00 to -0.50 m	1.50 to 2.00 m
-0.50 to 0.00 m	2.00 to 2.50 m

PLAN
SCALE 1:250



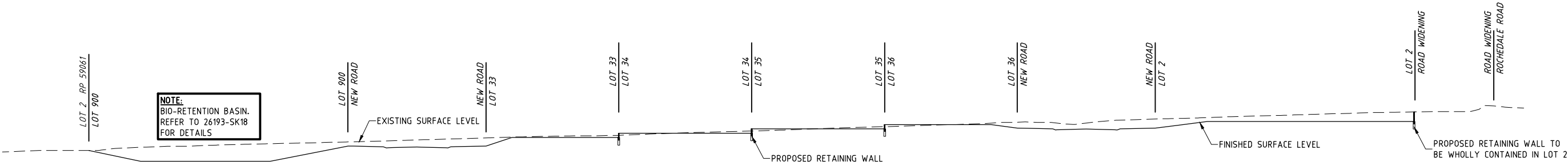
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LEGEND

EXISTING SURFACE LEVEL

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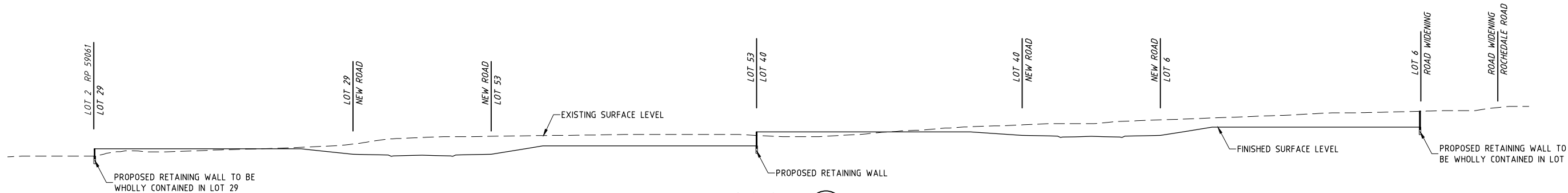
FINISHED SURFACE LEVEL



SECTION A

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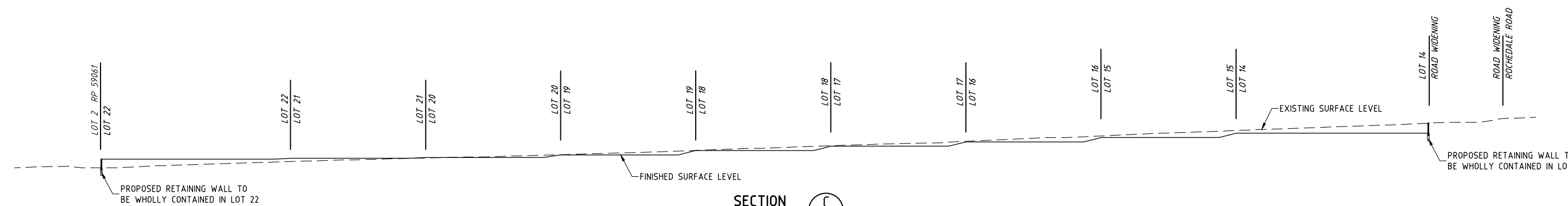
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SECTION B

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SECTION C

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SK15



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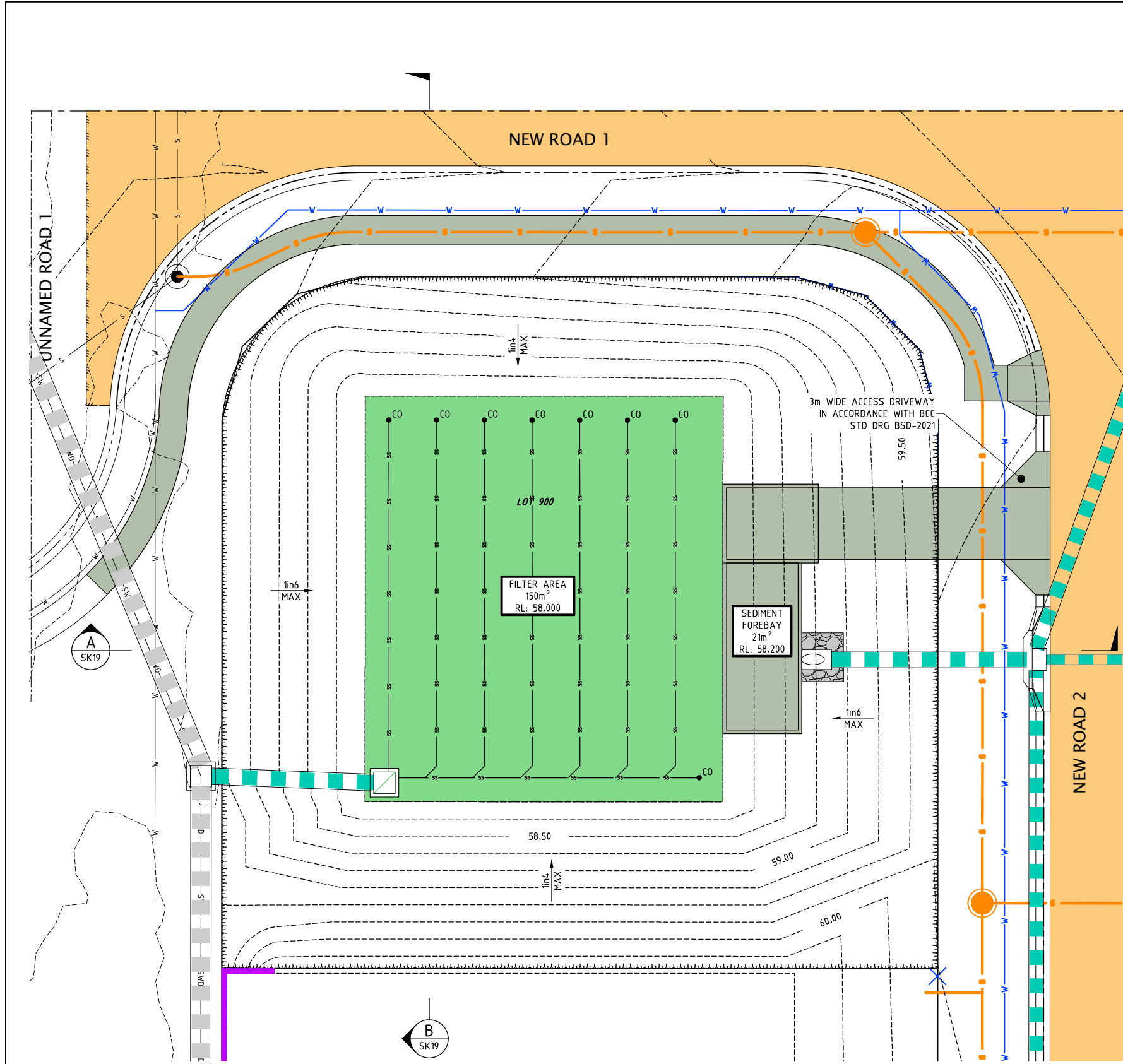
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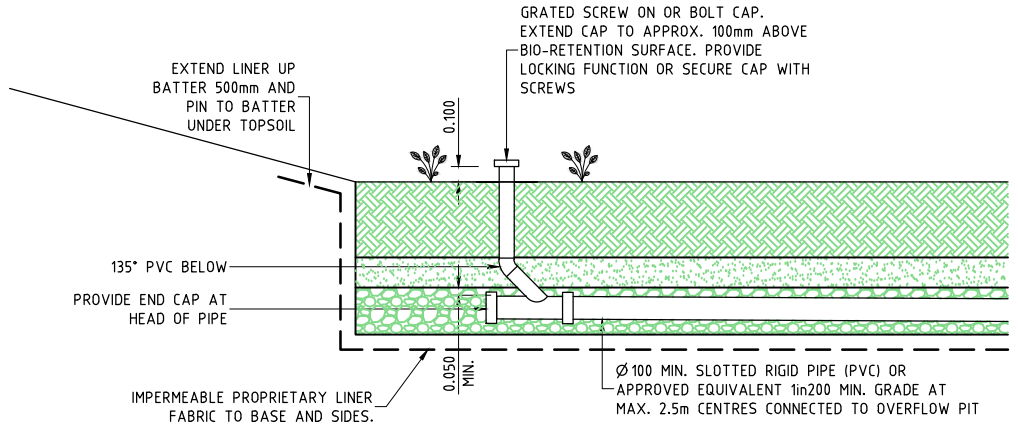


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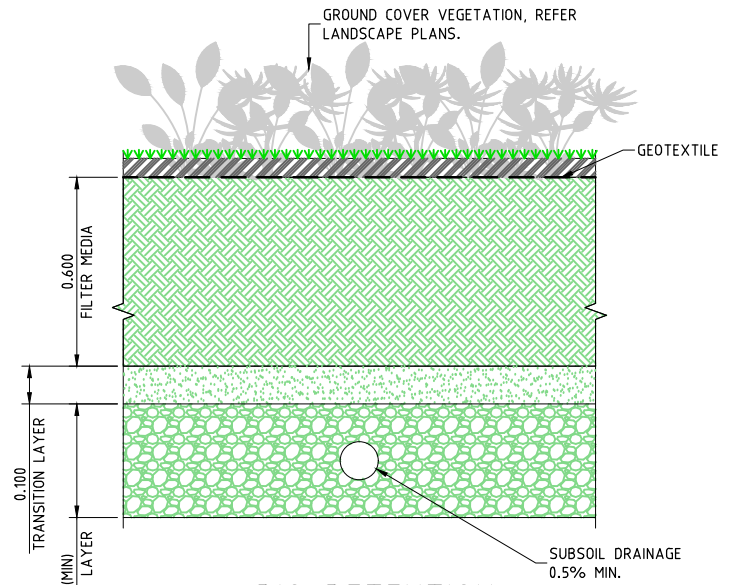


PLAN
SCALE 1:100

- LEGEND**
- 10.0--- EXISTING SURFACE CONTOURS (0.25m INTERVAL)
 - 10.0--- PROPOSED SURFACE CONTOURS (0.25m INTERVAL)
 - 10.0--- PROPOSED (BY OTHERS) STORMWATER DRAINAGE
 - 10.0--- PROPOSED (BY OTHERS) SEWERAGE
 - 10.0--- PROPOSED (BY OTHERS) WATER RETICULATION
 - 10.0--- SUBSOIL DRAINAGE
 - 10.0--- PROPOSED EMBANKMENT
 - 10.0--- PROPOSED KERB AND CHANNEL
 - 10.0--- PROPOSED RETAINING WALL
 - 10.0--- PROPOSED CONCRETE
 - 10.0--- PROPOSED SCOUR PROTECTION
 - 10.0--- BIO-RETENTION AREA
 - CO CLEAN OUT POINT, REFER TO DETAIL



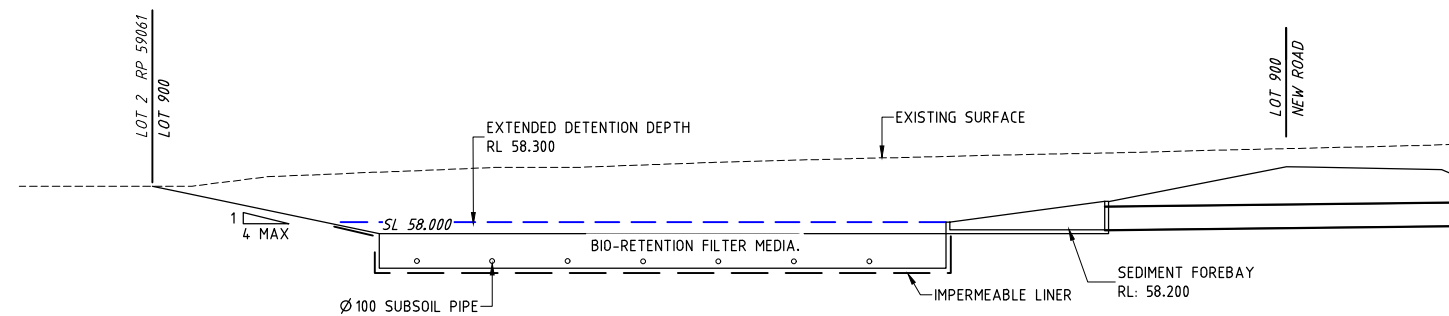
UNDER DRAIN CLEANOUT TYPICAL DETAIL
SCALE 1:25



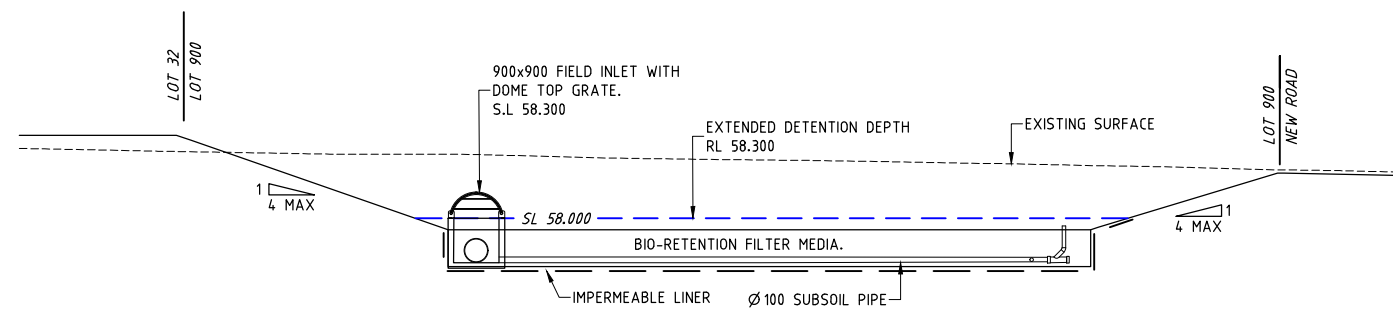
BIO-RETENTION
FILTER MEDIA DETAIL
NOT TO SCALE

SCALE 1:100 (A1)
(SCALE BEFORE REDUCTION)

	HCE Engineers Pty Ltd ABN 42 664 382 610 mail@hce-engineers.com.au 07 3829 1399		PROJECT 295 ROCHEDALE ROAD ROCHEDALE QLD 4123 LOT 5 RP 95759	TITLE CONCEPT BIO-RETENTION BASIN LAYOUT PLAN AND DETAILS	CLIENT GR DEVELOPMENT & CONSTRUCTION PTY LTD	NOT FOR CONSTRUCTION. CONCEPT ONLY.	REVISION	AMENDMENT	DATE	DO NOT SCALE. CONFIRM ALL DIMENSIONS ON SITE. Designed MB Drawn EL Date 15/07/26 Approval No. Scale AS SHOWN Drawing No. 26193-SK18 Rev. A
							A	REPORT ISSUE	24/07/26	



SECTION A
SCALE 1:100
SK18

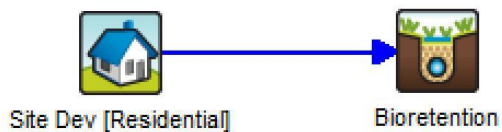


SECTION B
SCALE 1:100
SK18



Appendix A – MUSIC Modelling Results

Model:



Results:

Treatment Train Effectiveness - Bioretention			
	Sources	Residual Load	% Reduction
Flow (ML/yr)	26.1	25.5	2.4
Total Suspended Solids (kg/yr)	5650	1140	79.8
Total Phosphorus (kg/yr)	11.4	3.12	72.6
Total Nitrogen (kg/yr)	54.4	28.3	48
Gross Pollutants (kg/yr)	661	0	100

Link:

<https://files.hce-engineers.com.au/12dSynergy/Publishing/8ce4bfd6-4edb-485b-aea1-eb821f470f66>

Appendix B – Maintenance Guidelines

Bio-retention System Maintenance Checklist (Source: Brisbane City Council's Water Sensitive Urban Design Engineering Guidelines)

Inspection Frequency:

- Monthly inspections during first 6 months of operation
- Bi-monthly inspections during 6 - 24 months of operation
- Bi-yearly inspections for the remainder of the operational phase
- Resetting (complete reconstruction) after 10 years of operation (or earlier if system starts failing to drain adequately)
- AND after large rainfall events

Inspection Check Items (All inspections)	Event	Action Required
All inlet/inflow points and side batters	• Sediment deposition at inflow point • Erosion and scouring at inflow points • Scouring and rill erosion of batters	• Remove deposited sediment for off-site disposal • Reshape if required and protect affected areas with erosion protection measures (i.e. dumped rock, erosion mats, sturdy vegetation) • Reshape (reduce batter slopes) if required and protect affected areas with erosion protection measures (i.e. dumped rock, erosion mats, sturdy vegetation)
Litter/debris within basin	• Litter at outflow point • Litter dispersed within the basin • Dumping of solid material or building waste	• Remove built up litter for off-site disposal • Collect dispersed litter for off-site disposal • Remove dumped material for off-site disposal and report incident to Council's Call Centre.
Vehicular or pedestrian damage	• Disturbance/exposure of batters • Disturbance/exposure of bio-retention vegetation	• Re-establish disturbed soil areas and provide fencing or bollards if required. • Re-establish disturbed areas, replace damaged vegetation and provide fencing if required.
Vegetation condition	• Poor vegetation establishment (during first 2 years of operation) • Dead/poor health of vegetation • Reduced density of vegetation • Weed proliferation • Disturbance of vegetation at inflow points • Dry vegetation condition	• Undertake replanting throughout affected areas to densities equal to initial planting regime and provide any corrective measures to prevent obvious causes of poor vegetation establishment. • Remove and replace dead vegetation. Replant as required. • Replant and supplement sparsely vegetated areas. • Remove weeds for off-site disposal. Do not use herbicides. • Provide additional vegetation protection (i.e. dumped rock or velocity reduction measures), re-establish disturbed vegetation. • Water or irrigate as required
Drainage points (outlets)	• Clogged outlet points with debris or litter • Sediment/debris build up within outlet pit • Ponding on surface of basin well after rainfall event	• Remove built up litter or debris for off-site disposal • Remove built up sediment or debris for off-site disposal • Check for surface clogging of system. Basin may require tilling, removal of surface layer or resetting (complete reconstruction).
Vandalism of structures	• Damage to/ or removal of grates, vegetation, inlet and outlet structures	• Fix damage and investigate simple measures to prevent recurrence.

Bio-retention System Maintenance Checklist

Responsibilities	Event	Action Required
Stormwater quality treatment device/asset remains owned by the Property Owner, General Manager, Manger, and or Body Corporate.	• The responsible persons will remain the owner of the treatment device and responsibility falls to that/those persons for the continual maintenance and upkeep of the treatment device.	• Inspections may be allocated to a designated person/persons, all inspection and maintenance reports to be submitted to the Property Owner, General Manager, Manager, and or Body Corporate for filing and reference. • Suitably qualified landscapers to replant dead or under nourished vegetation within the basin. • Suitably qualified contractors to undertake resetting (complete reconstruction) after 10 years of operation (or earlier if system starts failing to drain adequately)
Stormwater quality treatment device/asset to undergo asset handover to Council.	• The stormwater treatment device/asset becomes the property of Council.	• Council becomes responsible for the maintenance and inspection of the treatment device, provided Council's relevant development approval conditions and asset hand over requirements are met. • Refer to local Council requirements as asset hand over may vary between Council's.

Appendix C – Council Flood Report

FloodWise Property Report

295 ROCHEDALE RD, ROCHEDALE 4123
Lot 5 on RP95759



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](#).

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 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

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.