

SITE BASED STORMWATER MANAGEMENT REPORT

CMT Reference: C26-219

PROPOSED ROL AND MULTI UNIT DEVELOPMENT

52 Toombul Terrace, Nundah QLD 4012

BCC DS

RECEIVED

05-JUN-2026

APPLICATION REF

A007122514

CLIENT: Herrigan Enterprises PTY LTD ATF Herrigan Investment Trust

DATE WRITTEN: 13/05/2026

COUNCIL AUTHORITY: Brisbane City Council

COUNCIL REF: A005481133 and A005998655

REVISION: 1

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This document is certified by:

Ching Meng Tan

Director, CMT Engineers Pty Ltd

RPEQ No. 11311

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1.0 INTRODUCTION

CMT Engineers Pty Ltd has been engaged by our client Herrigan Enterprises PTY LTD to prepare a Site-Based Stormwater Management Report for a proposed Reconfiguration of Lot and Multi-Unit Development Townhouse development at 54 Toombul Terrace, Nundah QLD 4012, formally described as Lot 3 on RP129567.

The site is currently subject to 2 existing Development Approvals:

- A005481133 – MCU development for 5 townhouses with a shared driveway
- A005998655 – ROL development for 5 new lots associated with the 5 townhouses and a volumetric subdivision over the shared driveway.

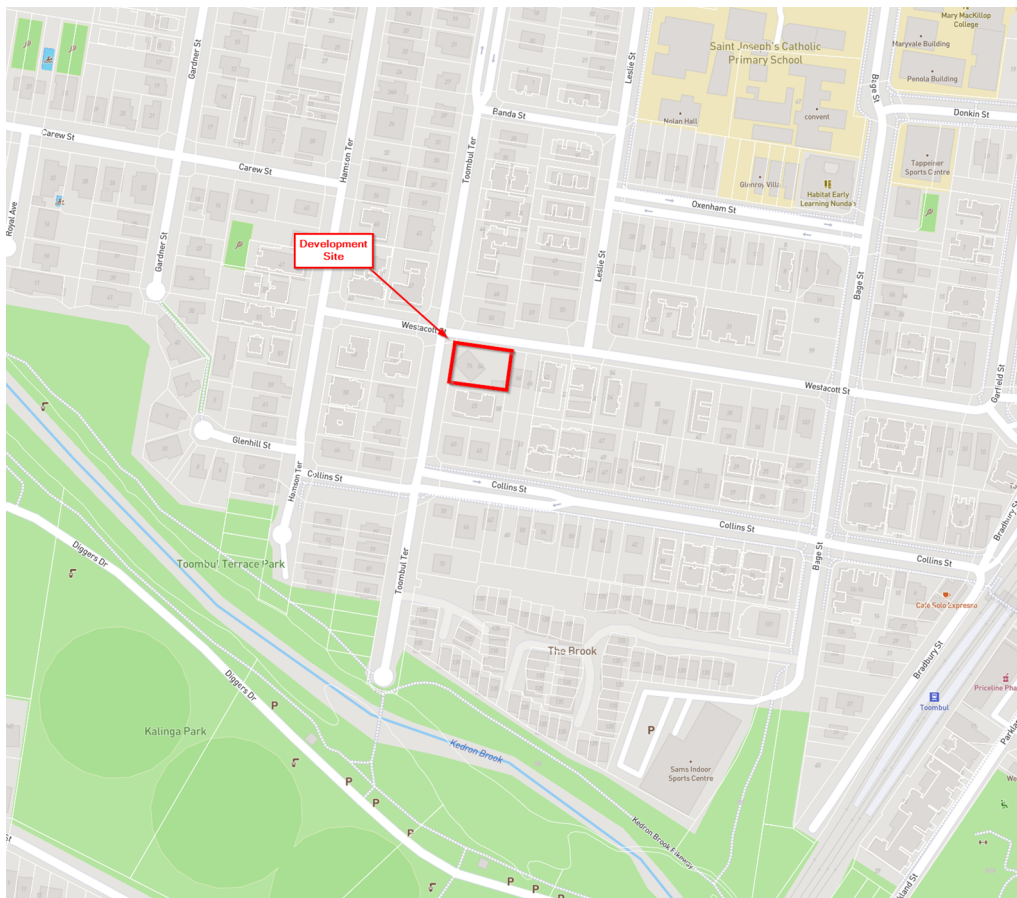
Our client is now seeking a minor change to reflect an amalgamation of the 2 existing DA's and incorporating minor changes to the approved plans to facilitate gravity drainage of the development to the existing road network.

This report is to accompany the proposed Minor Change Application to Brisbane City Council.

The following is the available supporting information:

- Architectural Plans prepared by Jazz Designs (Appendix A),
- Detail Survey Prepared by ONF Surveyors (Appendix B);

Figure 1-1 SITE LOCATION



2.0 SCOPE OF THE PROJECT

The following issues concerning stormwater quantity and quality will be addressed within this report:

- Identify the location of the lawful discharge point(s) of discharge.
- Prepare a concept stormwater layout for the proposed development.
- Review the pre and post developed Stormwater Quantity flow rates and if required, develop a suitable stormwater detention design to mitigate additional flows impacting downstream neighbours or council owned infrastructure.
- Identify the planning policies and guidelines; and classify potential impacts on stormwater quality.
- If applicable, identify the Water Quality Objective Targets as determined by Local Authority Planning Schemes & The Department of Environment & Resources Management.
- If required, develop a suitable “stormwater treatment train” that complies with Water Quality Objectives.
- If applicable, Model for Urban Stormwater Improvement Conceptualisation software (MUSIC Version 6.0.1) will be utilised to illustrate compliance with the determined Water Quality Objectives.
- Details of monitoring and maintenance requirements for all stormwater treatment devices.
- Indicate the location of the lawful points of discharge for the development and demonstrate that the proposed stormwater discharge will not adversely affect downstream properties and drainage systems.

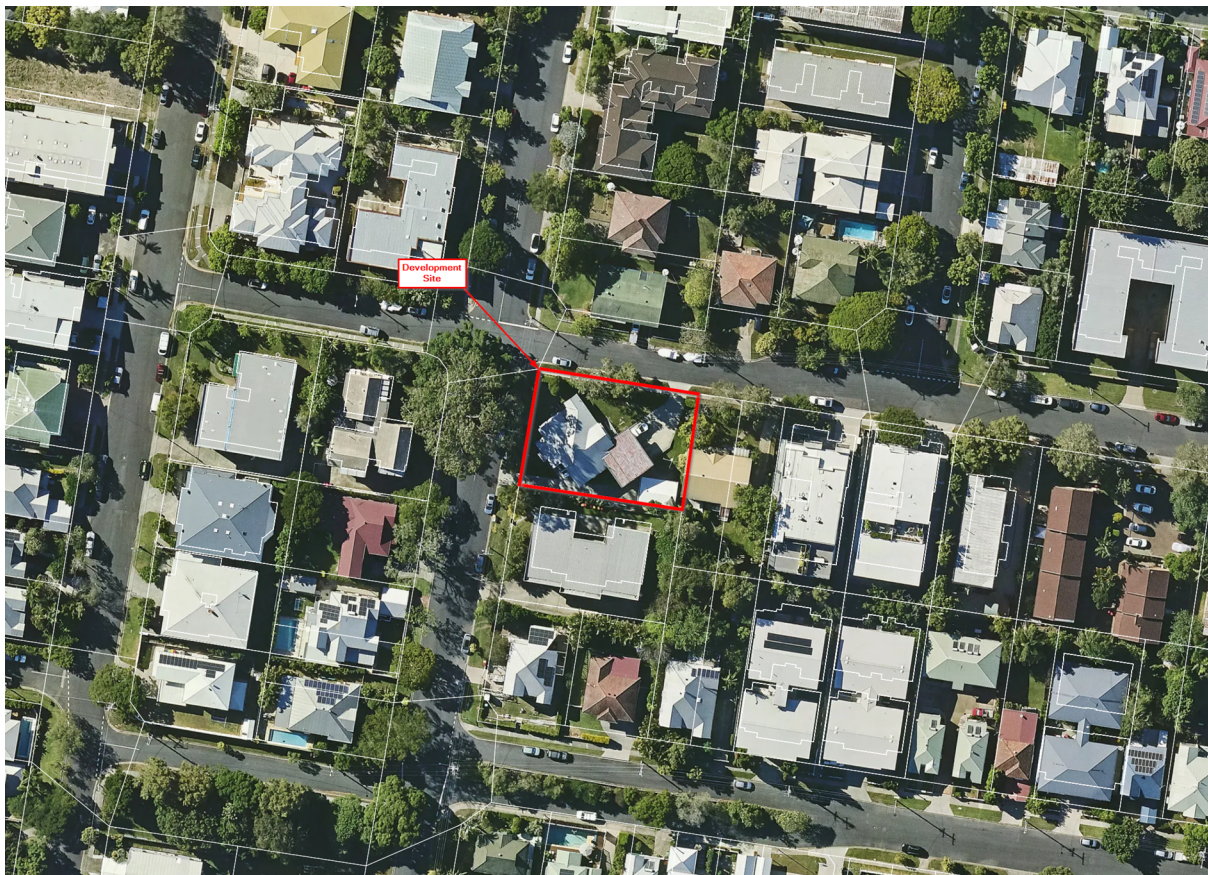
3.0 SITE CHARACTERISTICS

3.1 LOCATION AND SITE TOPOGRAPHY

The Proposed Development Site is located approximately 8km North of the Brisbane City CBD. The site address is 54 Toombul Terrace, Nundah QLD 4012, also described as Lot 3 on RP129567.

The existing topography of the site slopes from approx. RL25m at the northwestern corner of the lot (at the corner of Toombul Terrace and Westacott Street), towards the southeastern corner of the lot (and the adjacent neighbouring properties) at approximately RL20.5m, with an average grade of approximately 10%. The total allotment size is 1,005m².

Figure 3-1 AERIAL PHOTOGRAPH



3.2 CURRENT LAND USE AND STORMWATER DISCHARGE BACKGROUND

The development site is currently developed with a large residential dwelling and associated driveway from both frontages and a shed at the rear of the site, the remainder of the site is grassed and vegetated.

The current land use catchment area consists of the following areas (Refer to the table below);

Table 3-1 PRE-DEVELOPMENT CATCHMENT DETAILS – CATCHMENT EX1

Pre-Development Areas (1,105m ²)		
Impervious Area	630 m ²	62.7 %
Pervious Area	375 m ²	37.3 %

3.3 PROPOSED LAND USE

The project includes a 1 into 5 subdivision and a proposed multi-unit development with landscaping areas and an associated common driveway. The 5 tenancies are proposed to be accessed by a shared driveway subject to a common property volumetric easement accessed from Toombul Terrace.

Refer to Appendix A of this report for the proposed architectural plan.

The proposed land use catchment area has been evaluated based on the architectural plans (Refer to the table below);

Table 3-2 POST-DEVELOPMENT CATCHMENT DETAILS (TOTAL SITE AREA)

Post-Development Total Site Areas (612m ²)		
Impervious Area	781 m ²	77.7 %
Pervious Area	202 m ²	32.3 %

3.4 Lawful Point of Discharge

Based on the available survey data, flows currently travel overland towards southeastern corner of the allotment and into the neighbouring properties at 66 Westacott Street and 58 Toombul Terrace, this is the existing Lawful Point of Discharge for the Site.

No pit and pipe drainage infrastructure exists at the site boundaries within our site, or within the receiving sites, for the connection of the site's drainage infrastructure. Additionally, a recently approved Development Application for 66 Westacott Street does not appear to allow for an inter-allotment drainage connection for the site. Therefore, it is proposed that the site will be filled to drain to Westacott Street and Toombul Terrace and allow for connection to the surrounding road network and Kerb and Channel. This is to be the new Lawful Point of Discharge for the Site.

Refer Appendix C for the Concept Stormwater Drainage Plan for details.

3.5 CONCEPTUAL STORMWATER DISCHARGE

The proposed roof areas are to be captured by a series of gutters and downpipes and be directed to the new Kerb adaptors in the Westacott Street and Toombul Terrace kerb and channel.

Surface runoff from the ground and driveway areas are to be captured by a series of field inlets pits and pipes. All filed inlets located within the impervious common driveway area and directed to the lawful point of discharge.

The flows from the rear portion of the site that bypasses the sites drainage infrastructure are to be site are to discharge over the southeastern boundaries as overland sheet flow, as per the predeveloped conditions.

4.0 STORMWATER QUANTITY

4.1 HYDRAULIC MODELLING

Peak stormwater discharge from the development site has been determined by using Urban Stormwater drainage modelling software “DRAINS” version 2019.08. This software is used for the design and analysis of urban stormwater drain systems which utilises either the “Extended Rational Method” Or the “ILSAX Method” hydrological loss model to convert Australian Rainfall and Runoff temporal patterns and rainfall data into runoff hydrographs. The ILSAX hydrological model has been adopted for the purposes of this analysis.

The ARR 2019 Procedures were adopted to undertake the assessment with input data specified by the ARR 2019 data hub. The model was set up with pre-and-post development catchments and simulations undertaken for a range of storm events, Q2 (0.5EY), Q5 (0.2EY), Q10 (10% AEP), Q20 (5% AEP), Q50 (2% AEP) & Q100 (1% AEP) storm events with varying storm durations from 5 minutes to 2 hours.

4.2 ADOPTED HYDRAULIC MODEL PARAMETERS

Default Hydrological Model:	ILSAX
Initial losses:	
Paved area and Depression storage (mm):	1
Supplementary area and Depression storage (mm):	1
Grassed area and Depression storage (mm):	13
Continuing loss (mm/hr):	2.2

4.3 PRE-DEVELOPMENT INFORMATION

Sub-catchment area (ha):	0.1005
Hydrological Model:	ILSAX
Time of Concentration (Impervious):	6 mins. (QUDM – Section 4.6)
Time of Concentration (Pervious):	8 mins. (QUDM – Section 4.6)

Table 4-1 PRE-DEVELOPMENT HYDROLOGICAL MODEL – CATCHMENT EX2

	PAVED	SUPPLEMENTARY	GRASSED
Percentage of area (%)	62.7	0	37.3
Time of Concentration (mins)	6	-	7

4.4 POST-DEVELOPMENT INFORMATION

Sub-catchment area (ha):	0.1005
Hydrological Model:	ILSAX
Time of Concentration (Impervious):	6 mins. (QUDM – Section 4.6)
Time of Concentration (Pervious):	6 mins. (QUDM – Section 4.6)

Table 4-2 POST-DEVELOPMENT HYDROLOGICAL MODEL – CATCHMENT P2

	PAVED	SUPPLEMENTARY	GRASSED
Percentage of area (%)	77.7	0	22.3
Time of Concentration (mins)	6	0	6

4.5 PRE vs POST DEVELOPMENT UNMITIGATED DISCHARGE

The pre-development and post-development results produced within “DRAINS” using the ILSAX hydrological model have been compared in the table below.

Table 4-3 POST-DEVELOPMENT MITIGATED vs UNMITIGATED DISCHARGE

Storm Event ARI (EY or AEP)	Pre-Development Runoff (m ³ /s)	Post-Development Unmitigated Runoff (m ³ /s)	Peak Discharge Difference (m ³ /s)
Q2 (0.5EY) 25min, Storm 2	0.027	0.029	+ 0.002
Q5 (0.2EY) 25min, Storm 2	0.035	0.038	+ 0.003
Q10 (10%) 25min, Storm 9	0.043	0.046	+ 0.003
Q20 (5%) 25min, Storm 9	0.051	0.054	+ 0.003
Q50 (2%) 25min, Storm 3	0.061	0.063	+ 0.002
Q100 (1%) 25min, Storm 3	0.069	0.071	+ 0.002

4.6 PROPOSED POST DEVELOPMENT DISCHARGE CONDITIONS

As detailed above, it is proposed that the site will be filled to drain to Westacott Street and Toombul Terrace and allow for a Kerb adaptor connection to the surrounding road network for the new lots. As a result, Toombul Terrace will receive flows from the proposed lot 1 and the common driveway and Westacott Street will receive flows from the roof and courtyard areas of the proposed lots 2-5. Additionally, a small portion of the site will bypass the site drainage infrastructure and continue as overland flow over the eastern property boundary.

The new drainage methodology has been modelled in drains, and it is confirmed that no Kerb adaptor will exceed 30 L/s discharge in the design storm, and the revised outlet conditions of the property will be to the benefit of the site's downstream neighbours.

Figure 4-1 DRAINS MODEL

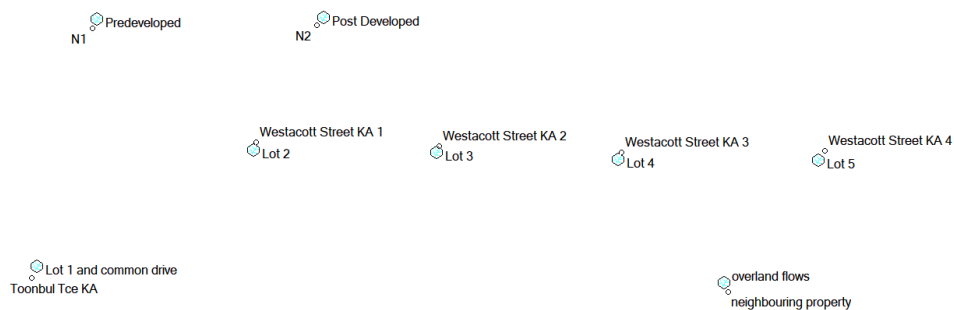


Figure 4-2 DESIGN STORM EVENT (10% AEP STORM EVENT)

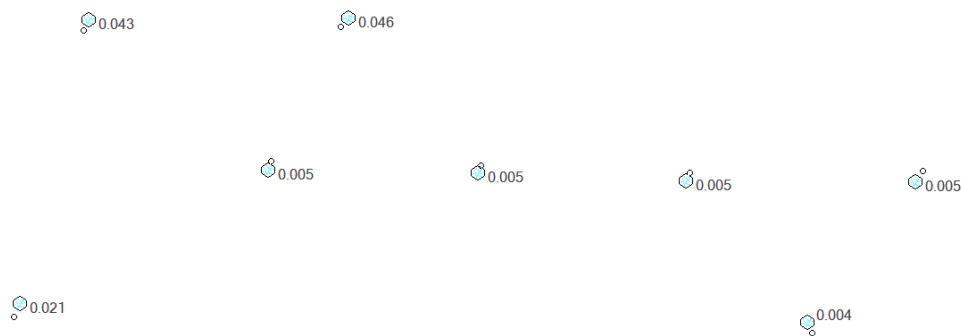
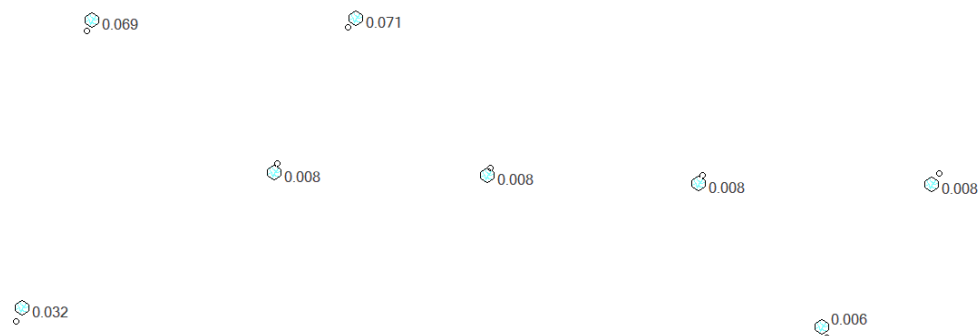


Figure 4-3 WORST STORM EVENT (1% AEP STORM EVENT)



4.7 Requirement for Onsite Detention

Table 4-3 demonstrates a minor increase in post-development peak discharge. However, stormwater quantity mitigation is not proposed for the following reasons:

- The revised flow conditions at the site are proposed to largely convey flows to the surrounding road network and as a result, reduce the nuisance overland flows impacting the downstream neighbours.
- Council's requirement of maximum of 30L/s discharge to the proposed kerb adaptors is achieved during the design 10% AEP storm event.
- The flows received within the Westacott Street and Toombul Terrace road reserves continue within the kerb and channel and council owned drainage infrastructure before quickly discharging into the Kedron Brook Waterway. The waterway level is at approximately RL2m at the discharge location and the water level is controlled by creek flooding and tidal levels. As the site is located in the lower third of the greater catchment to Kedron Brook; the addition of detention may worsen flood timing in lower catchments by aligning site discharges with the greater regional flooding peaks.

Therefore, in accordance with BCC's Planning Scheme Schedule 6, Chapter 7.5, **no on-site stormwater detention** is proposed.

5.0 STORMWATER QUALITY

5.1 SITE CLASSIFICATION

The implementation of a suitable Stormwater Management Plan for the proposed development is determined from the following:

- Identify if compliance with the Department of Environment and Resource Management, State Planning Policy is required, or
- Identify if compliance with the local authorities Stormwater Quality is required, or
- Implement Best Management Practice Guidelines for low-risk sites as per local authority development guidelines.

Either compliance objective will still be designed based on the following key principles:

- The use of Water Sensitive Urban Design (WSUD) principles are to be adopted throughout the site where possible,
- Water Quality controls are to be considered under two separate phases of the development, the construction phase and the operational phase,
- The construction phase requires the assessment of the site during the construction and maintenance period of the development.
- The operational phase requires assessment of the site over the total life of the site and its water quality control measures.

5.2 STATE GOVERNMENT PLANNING POLICY ASSESSMENT

To determine whether compliance with DERM's State Planning Policy is required, it is important to undertake the State Planning Policies Checklist. If any of the trigger questions are answered Yes, then compliance is expected with the State Planning Policy. If all trigger questions are answered No, then stormwater quality best management practices will be adopted.

Table 5-1 STATE GOVERNMENT PLANNING POLICY CHECKLIST

Development Application Types			
Material Change in Use MCU	Yes / No?	Reconfiguration of Lots ROL	Yes / No?
A material change of use for an urban purpose that involves premises 2500m ² OR greater in size?	No	Reconfiguring a lot for an Urban purpose that involves premises 2500m ² OR greater in size and will result in six OR more lots?	No
AND Will result in six or more dwellings;	NA	OR Operational work for an urban purpose that involves disturbing a land area 2500m ² OR greater in size?	No
OR Will result in an impervious area greater than 25% of the NET development area?	NA		

As the above table demonstrates stormwater quality treatment is not required. Therefore, the development is proposed to adopt a stormwater quality best practice approach as per Brisbane City Council.

5.3 STORMWATER QUALITY BEST PRACTICES

Table 5-2 STORMWATER QUALITY BEST MANAGEMENT PRACTICES

STORMWATER QUALITY BEST MANAGEMENT PRACTICES	
Treatment Device / Practice	Benefits
Site Maintenance	Reduce the amount of gross pollutants and sediment runoff generated by the development by maintaining vegetated areas and the removal of debris and litter.
Rubbish Bins	Reduce the amount of gross pollutants generated by the development by collecting and dumping litter and/or waste.
Filter Baskets (within inlet pits)	Reduction in gross pollutants and total suspended solids generated by the development by filtering water prior to entering the stormwater system which traps litter, debris and fine sediment.
Gross Pollutant Traps (GPT's)	Removal of gross pollutants generated by the development site. Some GPT's that are available on the market today can also remove hydrocarbons from runoff, thus reducing any oil and fuel pollutants generated by the development.
Rainwater Re-Use	Re-using generated site runoff for landscaping and irrigation purposes etc. will reduce pollutant loads generated by the development site.
Grass Swales	Directing site runoff to grass swales prior to discharging will have a reduction to the total pollutants generated by the development.
Sand Filters (Bio-Retention)	Directing site runoff to a bio-retention basin prior to discharging will have a reduction to the total pollutants generated by the development.

5.4 ADOPTED SQBMP'S

Based on the expected pollutants and this development's expected activities, the following is a summary of the SQBMP's that are recommended to be adopted as a minimum.

- Site Maintenance
- Rubbish Bins

Site Maintenance

As this development is a MCU consisting of townhouses, it is assumed that regular landscaping and general maintenance will occur including the removal of any rubbish or debris within the development site, removing the gross pollutants on-site.

Rubbish Bins

The development site is required to have rubbish bins for general waste to remove gross pollutants generated by the development.

6.0 EROSION AND SEDIMENT MANAGEMENT

6.1 IMPLEMENTATION PHASES

6.1.1 PHASE 1 - EXISTING

Prior to construction commencing, the following Sediment and Erosion Control measures will be implemented to minimise disturbance and ensure water quality is maintained:

- Designation of transport routes to ensure minimal vegetation disturbance. Transport routes will have construction exits in accordance with IECA Guidelines,
- Construction entry/exit to be installed and will comprise of a designed gravel pad or placement of hardwood logs in accordance with the IECA Guidelines,
- Install sediment fences around the proposed site (along tow of batter alignment),
- Install check dams if required.

6.1.2 PHASE 2 AND 3 – CONSTRUCTION AND EXCAVATION & FILLING

The following measures will be undertaken to mitigate adverse impact to water quality during the Construction Phase:

- Sediment fences to be erected at the base of all batters and stockpiles to prevent sediment transportation off site,
- Turf filter strips to be placed along all road verges,
- Diversion swales to divert sediment laden water,
- Rock check dams are to be placed intermittently along diversion swales,
- Incorporate a temporary sediment basin in the treatment of sediment laden water.
- Re-vegetation of all disturbed areas as soon as possible,
- All sediment control structures to be maintained in an effective manner and inspected after each stormwater event. No structure is to accumulate sediment above 40% of its capacity,
- Construction of water quality treatment devices are to be undertaken in the final stages of construction of the development to ensure that clogging of the filter media is avoided, and
- Regular monitoring of water quality to determine the effectiveness of the Sediment and Erosion Control measures.

7.0 CONCLUSION

7.1 LAWFUL POINT OF DISCHARGE

Based on the available survey data, flows currently travel overland towards southeastern corner of the allotment and into the neighbouring properties at 66 Westacott Street and 58 Toombul Terrace, this is the existing Lawful Point of Discharge for the Site.

No pit and pipe drainage infrastructure exists at the site boundaries within our site, or within the receiving sites, for the connection of the site's drainage infrastructure. Additionally, a recently approved Development Application for 66 Westacott Street does not appear to allow for an inter-allotment drainage connection for the site. Therefore, it is proposed that the site will be filled to drain to Westacott Street and Toombul Terrace and allow for connection to the surrounding road network and Kerb and Channel. This is to be the new Lawful Point of Discharge for the Site.

7.2 STORMWATER QUANTITY

Hydraulic modelling shows a minor increase in post-development peak discharge. However, stormwater quantity mitigation is not proposed for the following reasons:

- The revised flow conditions at the site are proposed to largely convey flows to the surrounding road network and as a result, reduce the nuisance overland flows impacting the downstream neighbours.
- Council's requirement of maximum of 30L/s discharge to the proposed kerb adaptors is achieved during the design 10% AEP storm event.
- The flows received within the Westacott Street and Toombul Terrace road reserves continue within the kerb and channel and council owned drainage infrastructure before quickly discharging into the Kedron Brook Waterway. The waterway level is at approximately RL2m at the discharge location and the water level is controlled by creek flooding and tidal levels. As the site is located in the lower third of the greater catchment to Kedron Brook; the addition of detention may worsen flood timing in lower catchments by aligning site discharges with the greater regional flooding peaks.

Therefore, in accordance with BCC's Planning Scheme Schedule 6, Chapter 7.5, **no on-site stormwater detention is proposed.**

7.3 STORMWATER QUALITY

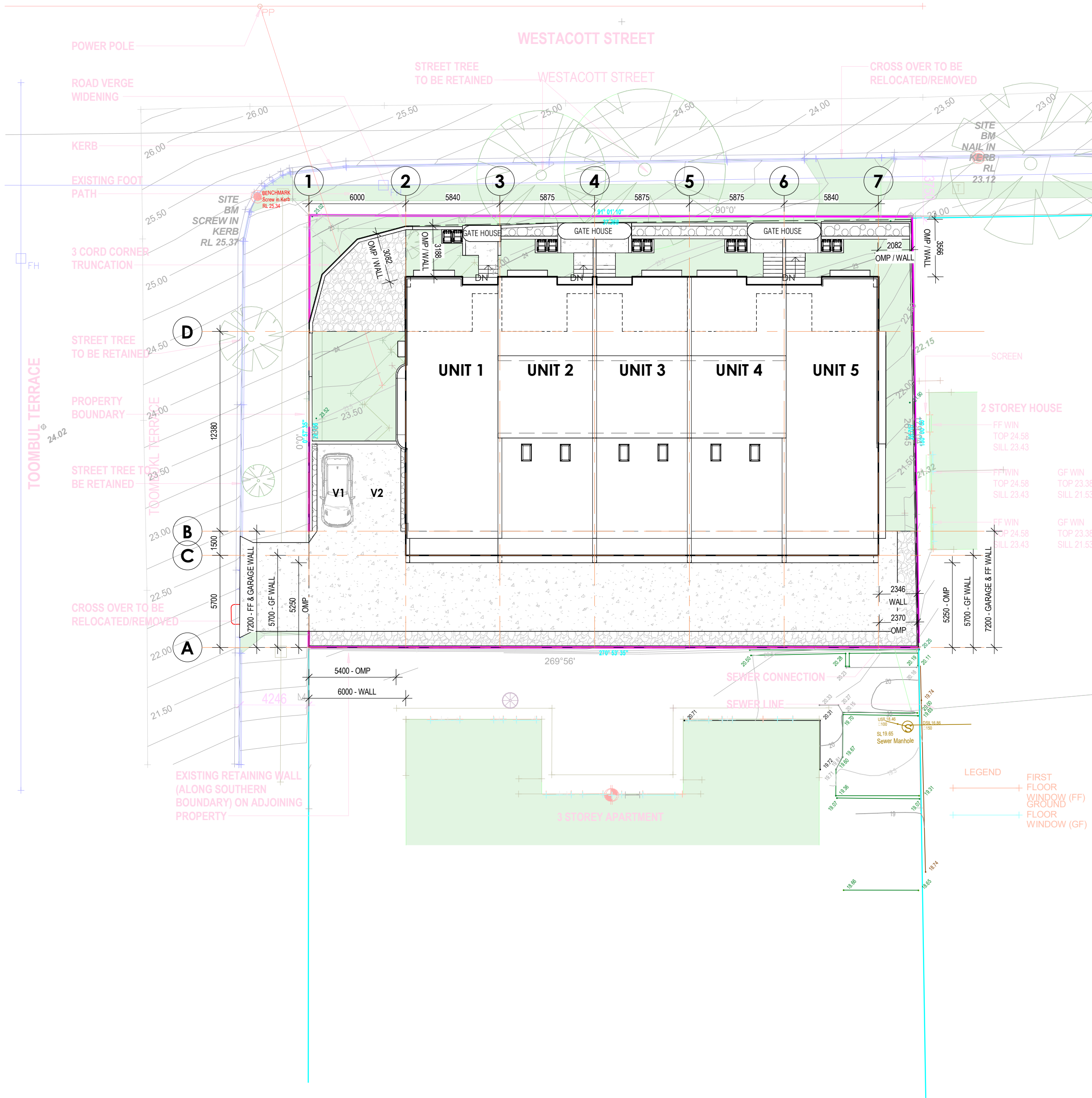
Under Section 4.2 - State Government Planning Policy Assessment, it is demonstrated that no stormwater quality treatment is required. Therefore, stormwater quality improvement devices have been appropriately selected as to generally comply with Stormwater Quality Best Management Practices and incorporation of Water Sensitive Urban Design where possible. The selected treatment devices consist of the site maintenance and rubbish bins.

APPENDICES

Appendix A - ARCHITECTURAL PLANS



DRAWING REGISTER			
SHEET NO.	SHEET NAME	REV.	DATE
0.00	COVER SHEET	B	29.04.26
1.01	SITE PLAN	B	29.04.26
1.02	AREA PLAN	B	29.04.26
1.03	DEEP PLANTING & POS	B	29.04.26
2.00	BASEMENT FLOOR PLAN	B	29.04.26
2.01	GROUND FLOOR PLAN	B	29.04.26
2.02	FIRST FLOOR PLAN	B	29.04.26
3.01	ELEVATIONS	B	29.04.26
3.02	ELEVATIONS	B	29.04.26
3.11	BUILDING SECTIONS	B	29.04.26
3.12	BUILDING SECTIONS	B	29.04.26



GENERAL NOTES

/SITEWORKS HAS BEEN BASED ON CONTOUR INFORMATION AVAILABLE AT TIME OF SURVEY. NO ALLOWANCE HAS BEEN MADE FOR CHANGE IN LEVELS DUE TO ACTUAL CONDITIONS ON SITE. DISCREPANCIES WITH THE PLANS SHOULD BE CONFIRMED BY THE BUILDER PRIOR TO COMMENCING SITEWORKS
/CONTOURS AND LEVELS SHOWN ARE PROVIDED BY A LICENSED SURVEYOR.
/ALL SURVEY PEGS ARE TO BE LOCATED PRIOR TO EARTHWORKS.
/SURFACE WATER TO BE DRAINED AWAY FROM DWELLING. 120 MIN. FALL.
/UNLESS NOTED OTHERWISE, REMOVAL OF EXISTING TREES, ON SITE DRAINAGE REQUIREMENTS, AND CONSTRUCTION OF RETAINING WALLS, ARE TO BE PROVIDED BY OWNER.
/BUILDING PLATFORM APPROX. 1500 FROM BUILDING /MAXIMUM BATTERS ARE TO BE - CUT 1:2 - FILL 1:3 /PAD LEVEL NOTED ON SITE CAN HAVE A TOLERANCE OF UP TO 100MM.
/BUILDER TAKES NO RESPONSIBILITY FOR RETAINING OR DRAINAGE REQUIREMENTS CAUSED BY CONDITIONS FROM ADJOINING PROPERTIES.
/DRIVEWAY CONSTRUCTION TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS.
/THE LOCATIONS OF ALL STORMWATER LINES AND FIELD GULLIES (FG) AS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY AND ARE SUBJECT TO CHANGE ON SITE AT THE DISCRETION OF THE BUILDER.

NOTE: ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

NOTE: EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO CONSTRUCTION

DEVELOPMENT SUMMARY

PROPERTY ADDRESS: 54 TOMMBUL TERRACE, LOT 3 ON RP129567

SITE AREA: 979.0 m²

YIELD: 5 UNITS (4 BEDROOM)

HEIGHT: 2 STOREY + BASEMENT

SITE COVER: 501m² - 51%

DEEP PLANTING: 103.5m² - 10.5%

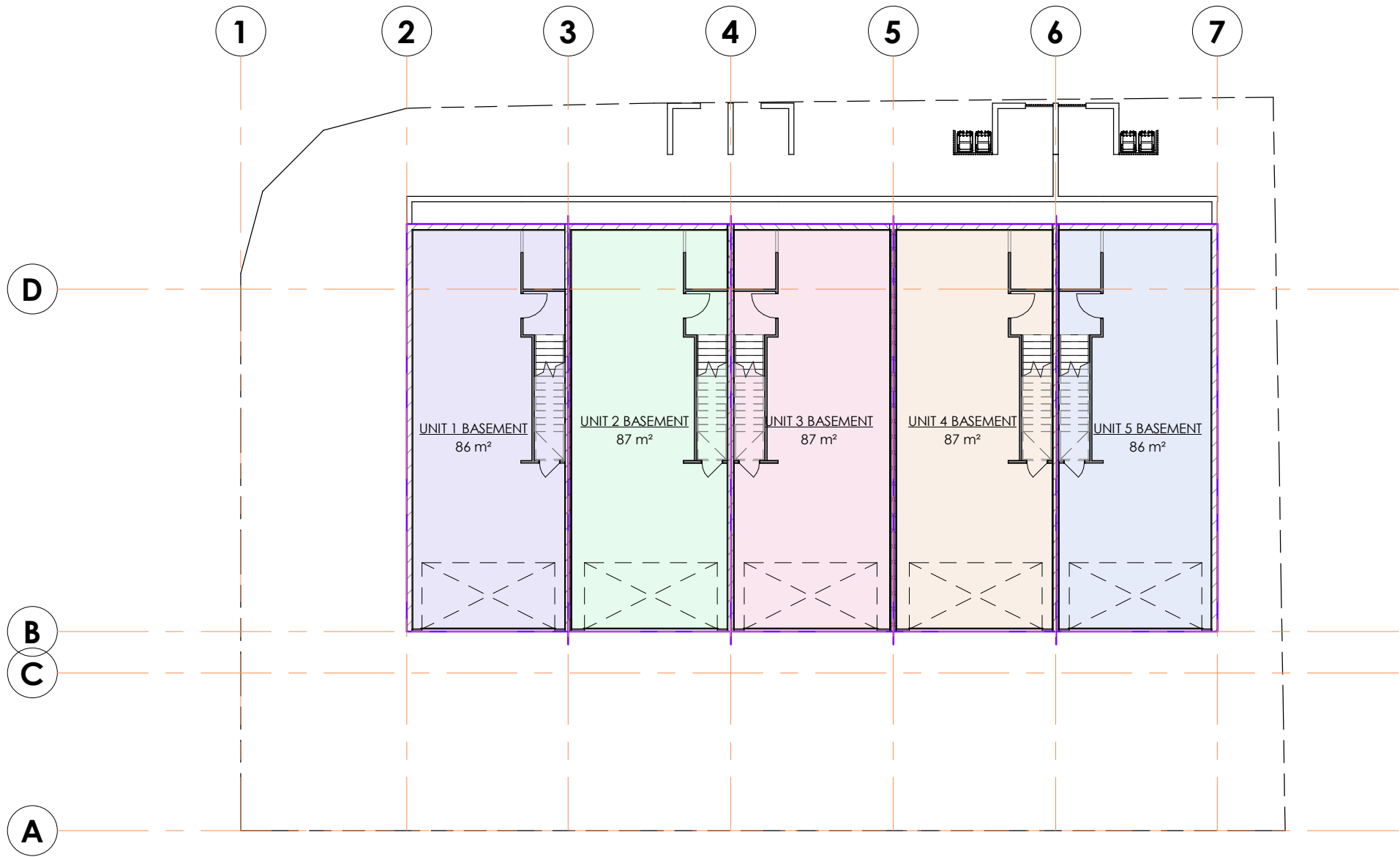
PARKING PROVIDED: RESIDENTS - 3 CAR PARKS/U VISITORS - 2 CAR PARK TOTAL - 17 CAR PARKS

POS	GF	TOTAL
UNIT 1	34.0m ²	34.0m ²
UNIT 2-4	35.0m ²	35.0m ²
UNIT 5	35.8m ²	35.8m ²

AREA PLAN

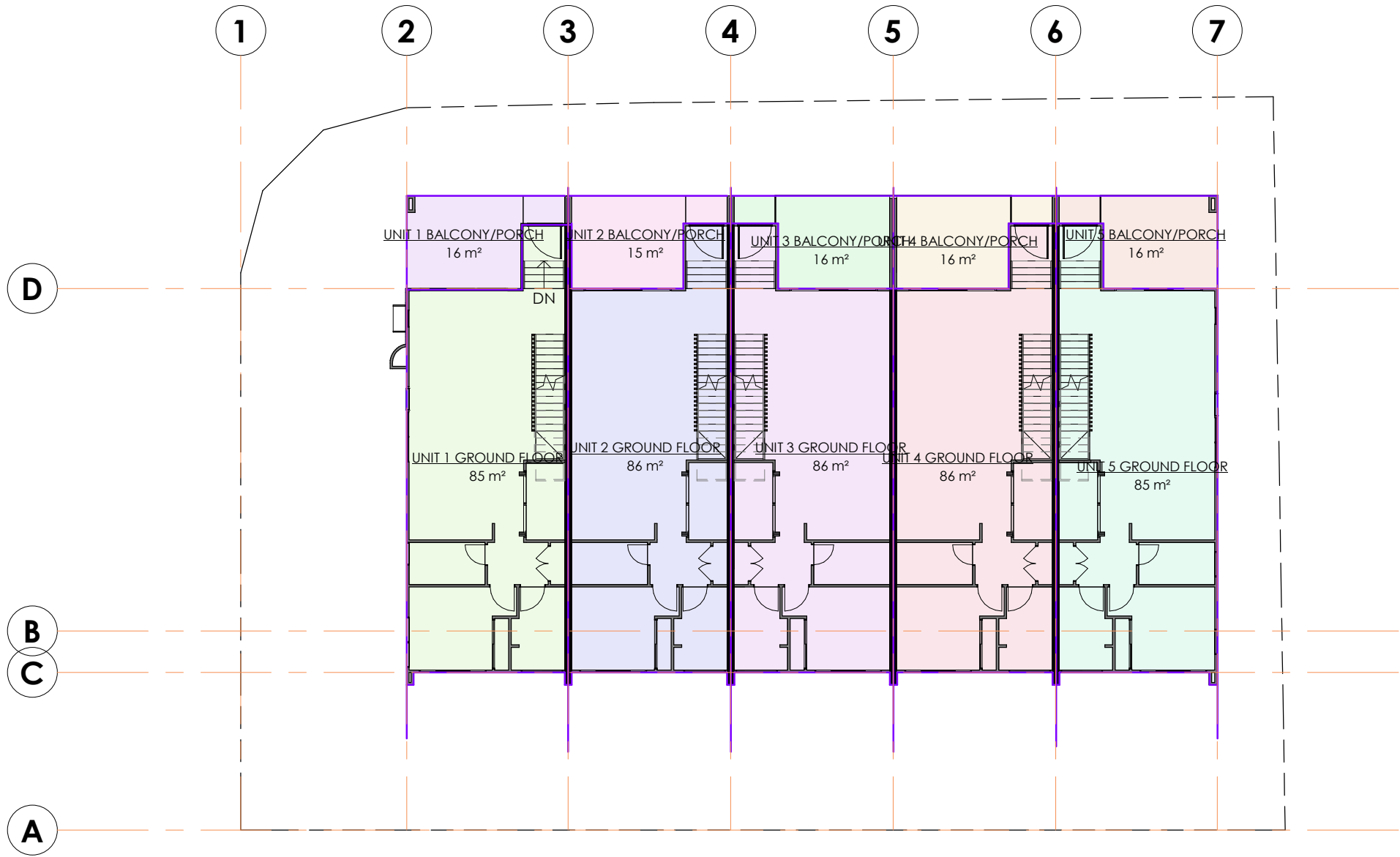
AREA SCHEDULE

UNIT 1	
UNIT 1 BASEMENT	86.0 m²
UNIT 1 GROUND FLOOR	84.9 m²
UNIT 1 BALCONY/PORCH	15.9 m²
UNIT 1 FIRST FLOOR	90.8 m²
277.7 m²	
UNIT 2	
UNIT 2 BASEMENT	86.6 m²
UNIT 2 GROUND FLOOR	86.1 m²
UNIT 2 BALCONY/PORCH	15.4 m²
UNIT 2 FIRST FLOOR	91.6 m²
279.7 m²	
UNIT 3	
UNIT 3 BASEMENT	86.6 m²
UNIT 3 GROUND FLOOR	85.8 m²
UNIT 3 BALCONY/PORCH	15.7 m²
UNIT 3 FIRST FLOOR	91.6 m²
279.7 m²	
UNIT 4	
UNIT 4 BASEMENT	86.6 m²
UNIT 4 GROUND FLOOR	85.8 m²
UNIT 4 BALCONY/PORCH	15.7 m²
UNIT 4 FIRST FLOOR	91.6 m²
279.7 m²	
UNIT 5	
UNIT 5 BASEMENT	86.0 m²
UNIT 5 GROUND FLOOR	85.3 m²
UNIT 5 BALCONY/PORCH	15.5 m²
UNIT 5 FIRST FLOOR	91.1 m²
277.9 m²	
AREA TOTAL	1394.5 m²



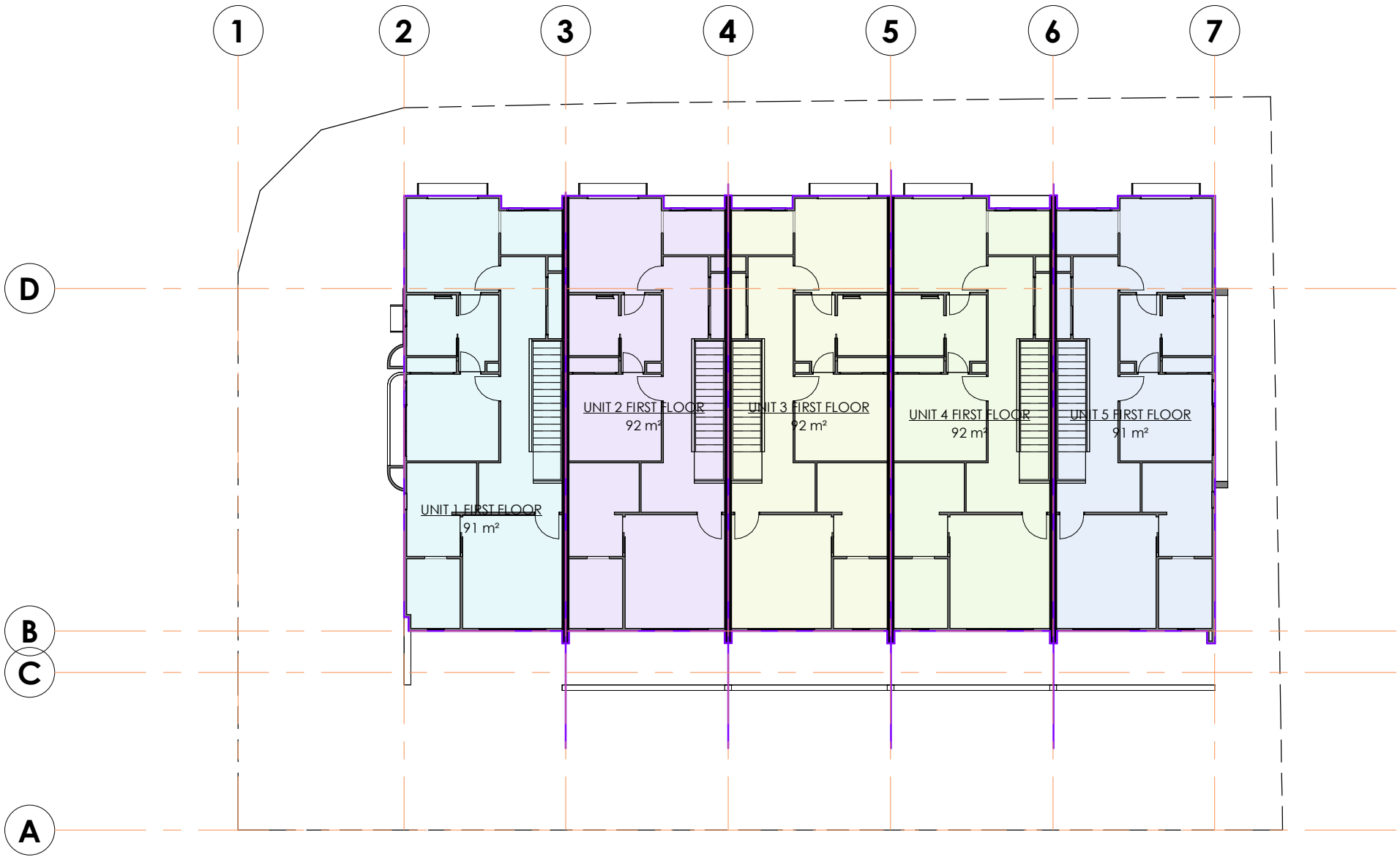
2 L00 - BASEMENT FLOOR

1:200



1 AREA PLAN - GROUND FLOOR

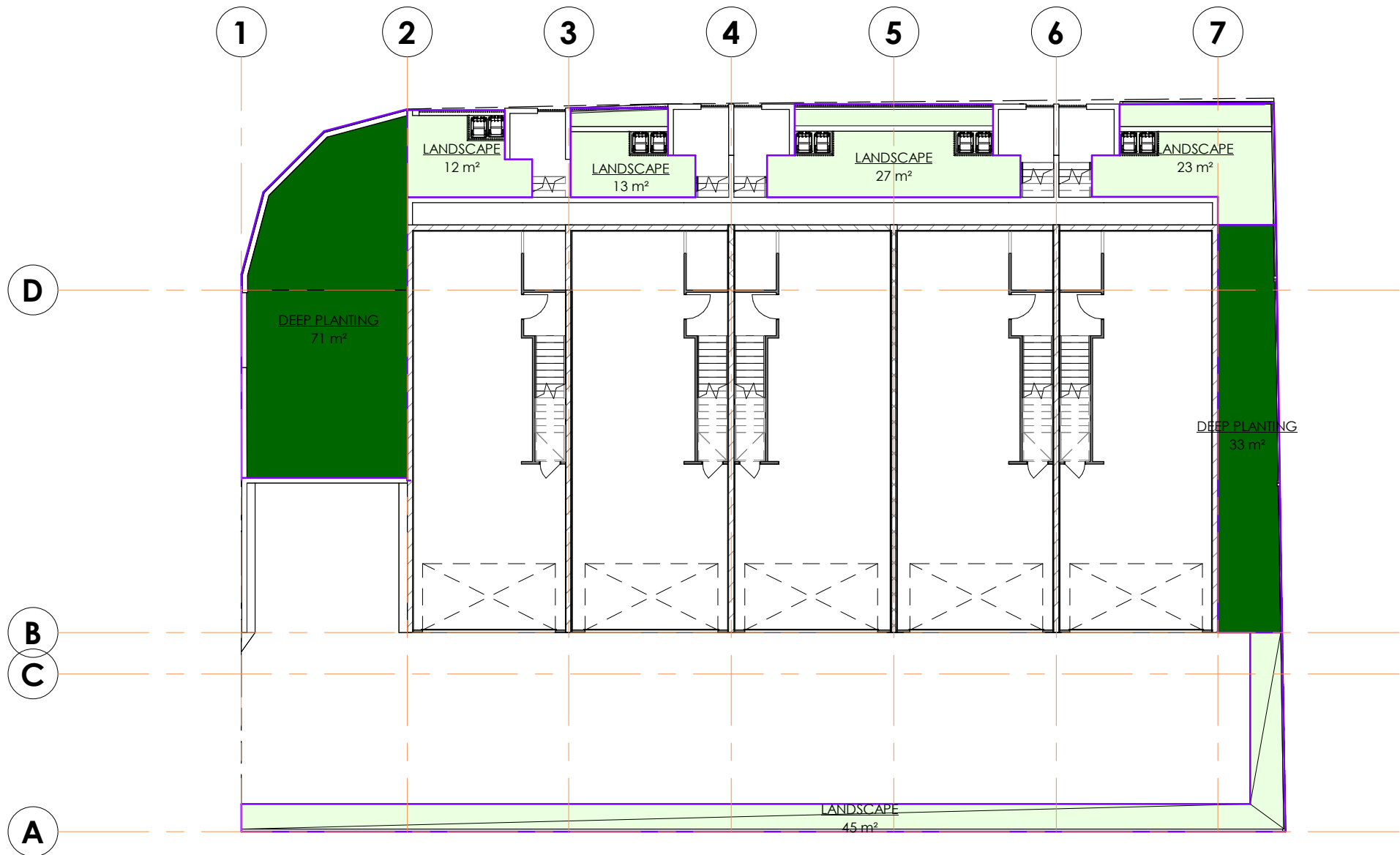
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3 L02 - FIRST FLOOR

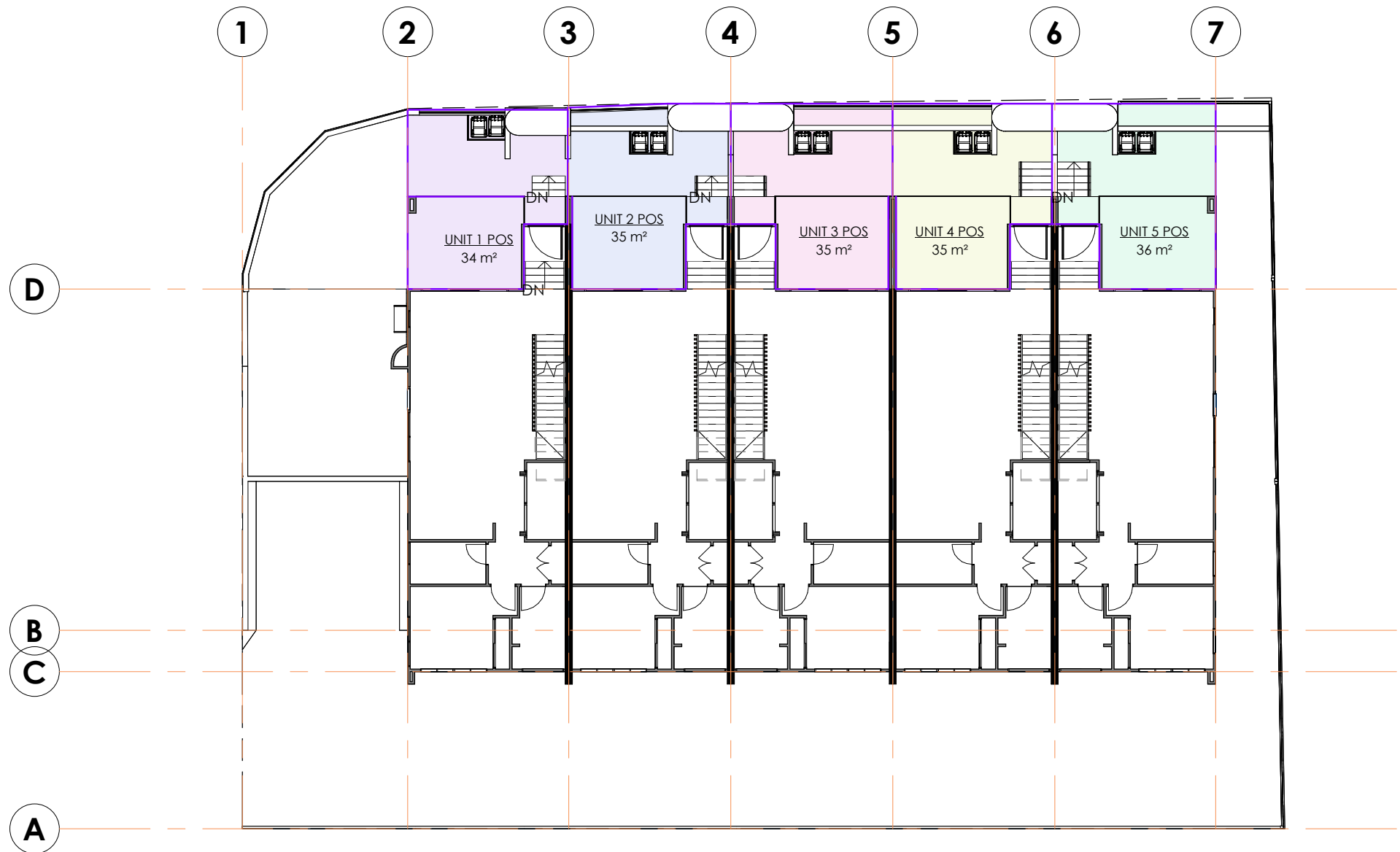
1:200

POS / LANDSCAPE AREAS	
DEEP PLANTING	103.5 m²
LANDSCAPE	120.2 m²
UNIT 1 POS	34.0 m²
UNIT 2 POS	35.1 m²
UNIT 3 POS	35.1 m²
UNIT 4 POS	34.8 m²
UNIT 5 POS	35.8 m²
	398.6 m²



1 BASEMENT FLOOR - POS & DEEP PLANTING

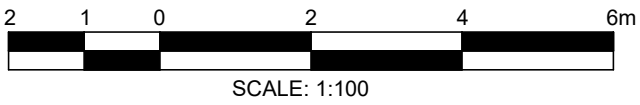
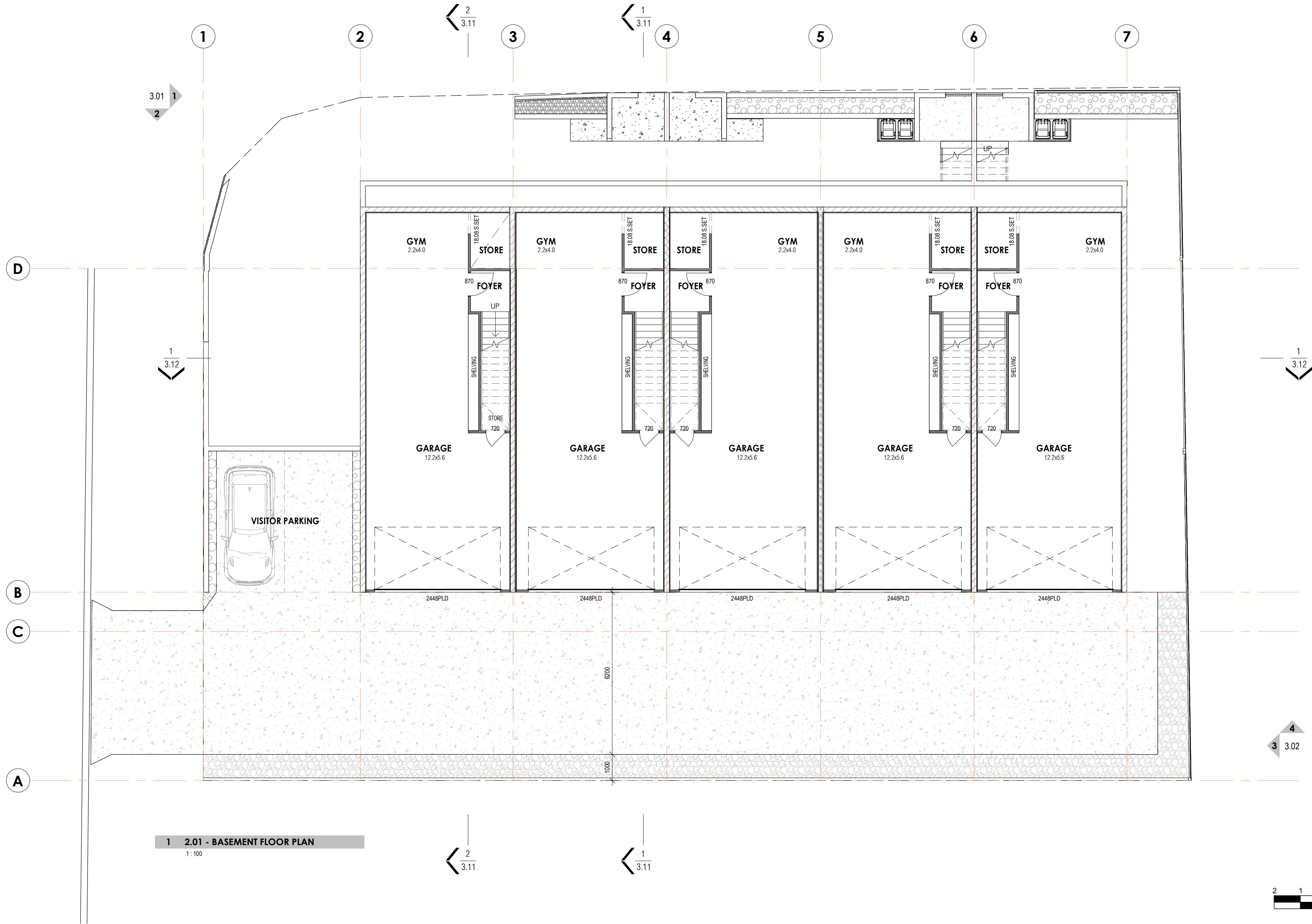
1 : 200



2 GROUND FLOOR - POS & DEEP PLANTING

1 : 200

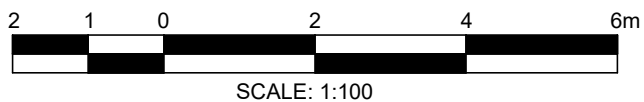
BASEMENT FLOOR PLAN



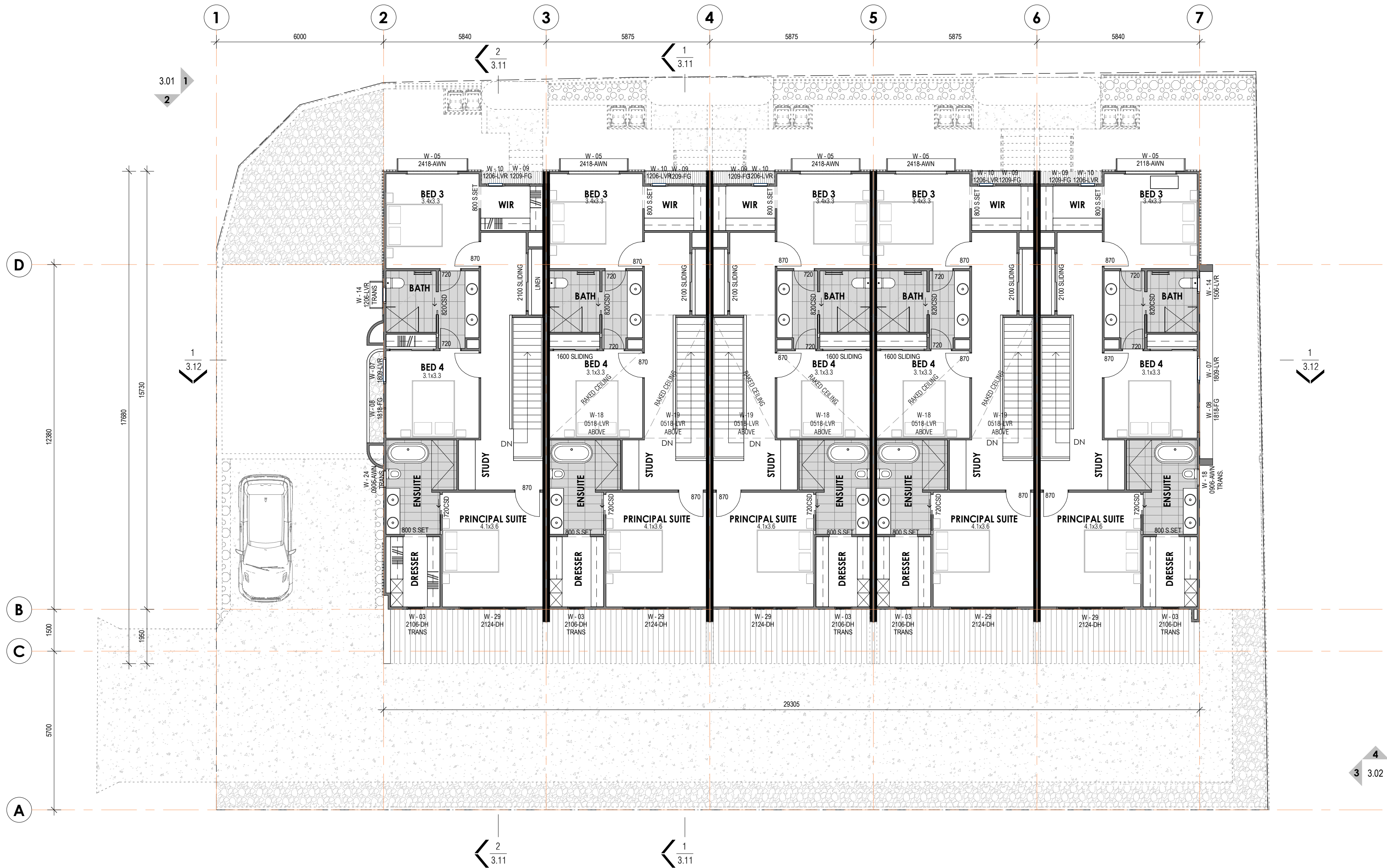
AREA SCHEDULE

GENERAL NOTES

LEGEND



FIRST FLOOR PLAN



AREA SCHEDULE

UNIT 1	
UNIT 1 BASEMENT	86.0 m²
UNIT 1 GROUND FLOOR	84.9 m²
UNIT 1 BALCONY/PORCH	15.9 m²
UNIT 1 FIRST FLOOR	90.8 m²
	277.7 m²
UNIT 2	
UNIT 2 BASEMENT	86.6 m²
UNIT 2 GROUND FLOOR	86.1 m²
UNIT 2 BALCONY/PORCH	15.4 m²
UNIT 2 FIRST FLOOR	91.6 m²
	279.7 m²
UNIT 3	
UNIT 3 BASEMENT	86.6 m²
UNIT 3 GROUND FLOOR	85.8 m²
UNIT 3 BALCONY/PORCH	15.7 m²
UNIT 3 FIRST FLOOR	91.6 m²
	279.7 m²
UNIT 4	
UNIT 4 BASEMENT	86.6 m²
UNIT 4 GROUND FLOOR	85.8 m²
UNIT 4 BALCONY/PORCH	15.7 m²
UNIT 4 FIRST FLOOR	91.6 m²
	279.7 m²
UNIT 5	
UNIT 5 BASEMENT	86.0 m²
UNIT 5 GROUND FLOOR	85.3 m²
UNIT 5 BALCONY/PORCH	15.5 m²
UNIT 5 FIRST FLOOR	91.1 m²
	277.7 m²
AREA TOTAL	1394.5 m²

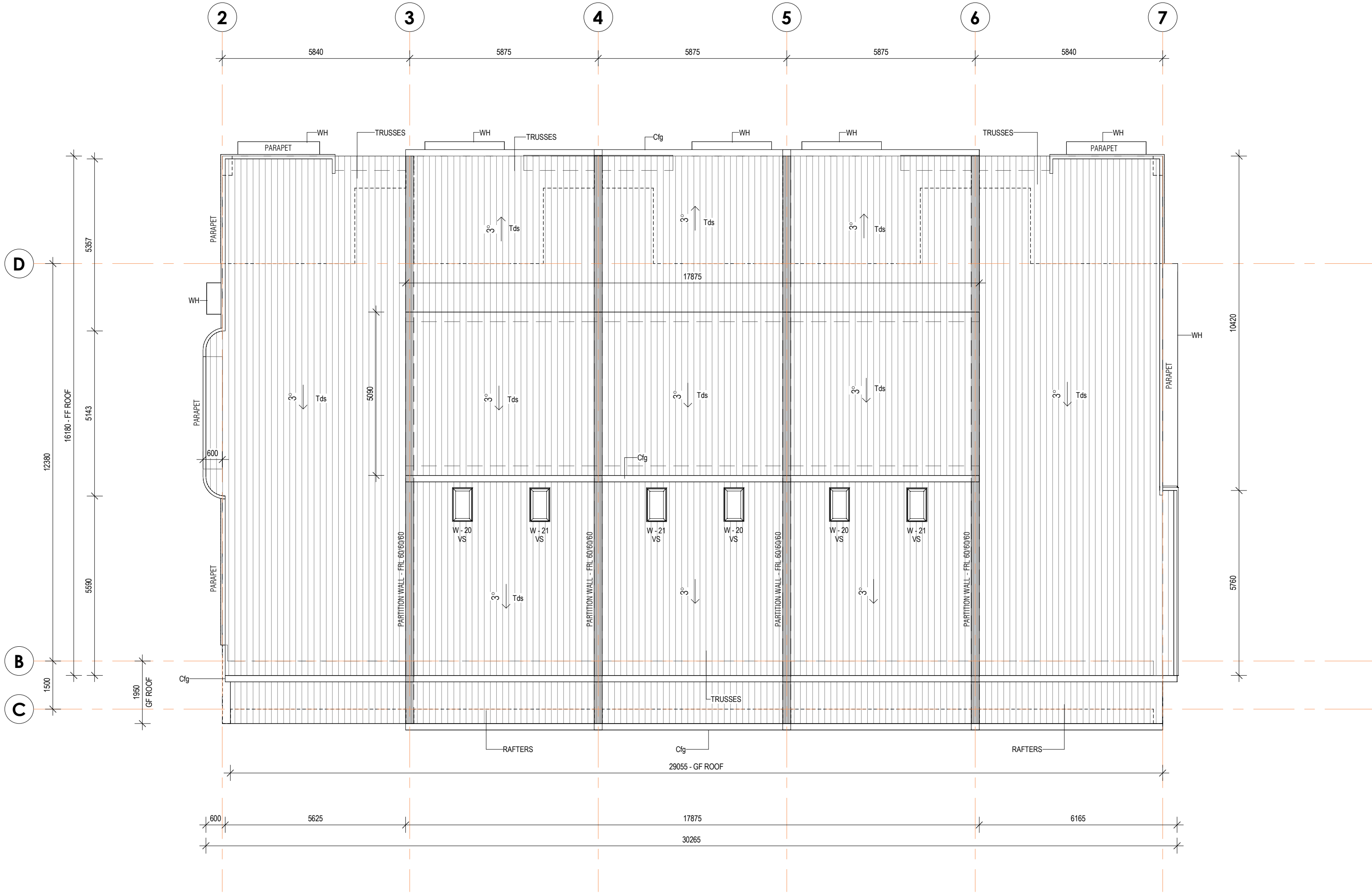
GENERAL NOTES

- / DIMENSIONS NOTED ARE FRAME TO FRAME
- / THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ENGINEER'S DWGS.
- / FINAL HEIGHTS & FRAME THICKNESS TO BE CONFIRMED BY MANUFACTURER PRIOR TO ORDERING.
- / UPPER FLOOR OPENINGS TO COMPLY WITH ALL RELEVANT BUILDING CODES & REGULATIONS.
- / ALL APPLIANCES, PLUMBING FIXTURES & SPECIALTY EQUIPMENT SHOWN DIAGRAMMATICALLY ONLY. FINAL LOCATIONS TO OWNERS REQUIREMENTS.
- / ALL FULL HEIGHT WINDOWS TO HAVE NO TIMBER REVEAL TO SILL
- / SMOKE ALARM CEILING MOUNTED
- / WATER CLOSET DOORS TO BE READILY REMOVABLE WHEN REQUIRED IN ACCORDANCE WITH PART HP10.4.2
- / REFER TO ENGINEERS DRAWINGS AND/OR BCA HPS 6.8, FOR FULL HEIGHT MASONRY ARTICULATION JOINT LOCATIONS AS REQUIRED.

LEGEND



SCALE: 1:100



GENERAL NOTES

- / DOWNPIPES ARE TO SERVICE 12m MAXIMUM GUTTER LENGTH & BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND BE SELECTED IN ACCORDANCE WITH THE APPROPRIATE EAVES GUTTER SELECTION AS SHOWN IN HP7.4
- / GUTTERS, DOWNPIPES & FLASHINGS FABRICATED WITH METAL ARE TO MEET AS/NZS2179 REQUIREMENTS WHILE UPVC COMPONENTS ARE TO COMPLY WITH AS1273
- / ALL SARKING MATERIAL TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS & AS/NZS4200 INSTALLATION OF PLIABLE MEMBRANE AND UNDERLAY (NCC VOL 2, HP7.3.4) & HAVE A MAXIMUM 5 FLAMMABILITY INDEX (NCC VOL 2, H302)
- / ANY FLEXIBLE DUCTING THAT HAS A SOURCE FROM A FLAME HAZARD MUST MEET AS4254 HAZARD PROPERTIES
- / DOWNPIPES ARE TO BE PROTECTED FROM POTENTIAL MECHANICAL DAMAGE, BE INSTALLED NO LESS THAN 100mm FROM ELECTRICAL CABLES & GAS PIPES & NO LESS THAN 50mm FROM OTHER SERVICES (AS/NZS3500.3.2 54.11)
- / CONNECT STORMWATER DRAINAGE TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RESPONSIBLE LOCAL AUTHORITY
- / CALCULATED ROOF CATCHMENTS & ROOFING TO BE INSTALLED AS PER AS/NZS3500.3
- / OVERFLOW MEASURES IN ACCORDANCE WITH HP3.3.5
- / ROOF PLAN PROVIDED IS A GUIDE ONLY TO BE READ IN CONJUNCTION WITH ENGINEER'S STORMWATER DRAINAGE PLAN.

NOTE:

BARGE CAPPING AND FLASHINGS COLOUR MAY DIFFER FROM ROOF SHEETING - REFER TO COLOUR SELECTION SCHEDULES FOR SELECTION

LEGEND

Clg	COLORBOND FASCIA & GUTTER
RAFTERS	RAFTERS TO MANUFACTURERS SPECIFICATIONS
Tds	TRIMDEK COLORBOND ROOF SHEETING
TRUSSES	TRUSSES TO MANUFACTURER'S SPECIFICATIONS
WH	WINDOW HOOD - Refer to specifications

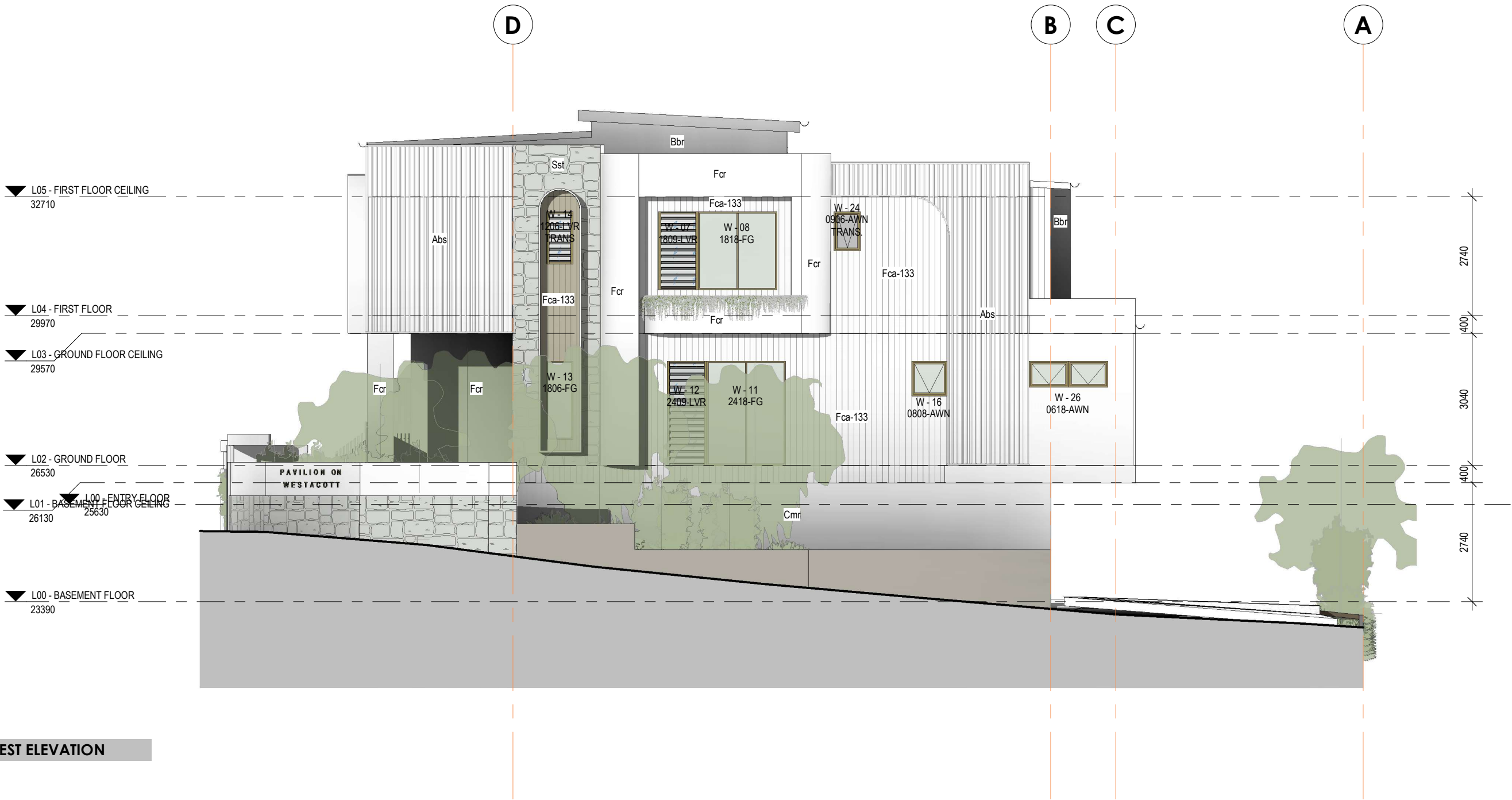
ELEVATIONS

GENERAL NOTES

ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTALLATION DETAILS. / ONLY A TYPICAL DESCRIPTION OF FINISHES ARE SHOWN. REFER TO BUILDING SPECIFICATION FOR FURTHER INFORMATION.
/ POWDERCOATED ALUMINIUM JOINERY THROUGHOUT UNLESS NOTED OTHERWISE.
/ 600mm EAVES UNLESS NOMINATED OTHERWISE
/ REFER TO ENGINEERS DRAWINGS AND/OR BCA HP5.6.8, FOR FULL HEIGHT MASONRY ARTICULATION JOINT LOCATIONS AS REQUIRED.
/ FINISHED LEVELS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED ON SITE.

LEGEND

Abs	ALUMINIUM BATTEN SCREEN
Bbr	Hardiex Blue Board lining, Render Finish
Cmr	Concrete Masonry - Render Finish
Fca-133	Axon 133mm Vertical Cladding
Fcr	Fibre-Cement, Render & Paint Finish
Sst	Feature Stone Tile



1 3.01 - WEST ELEVATION

1:100



2 3.02 - NORTH ELEVATION

1:100

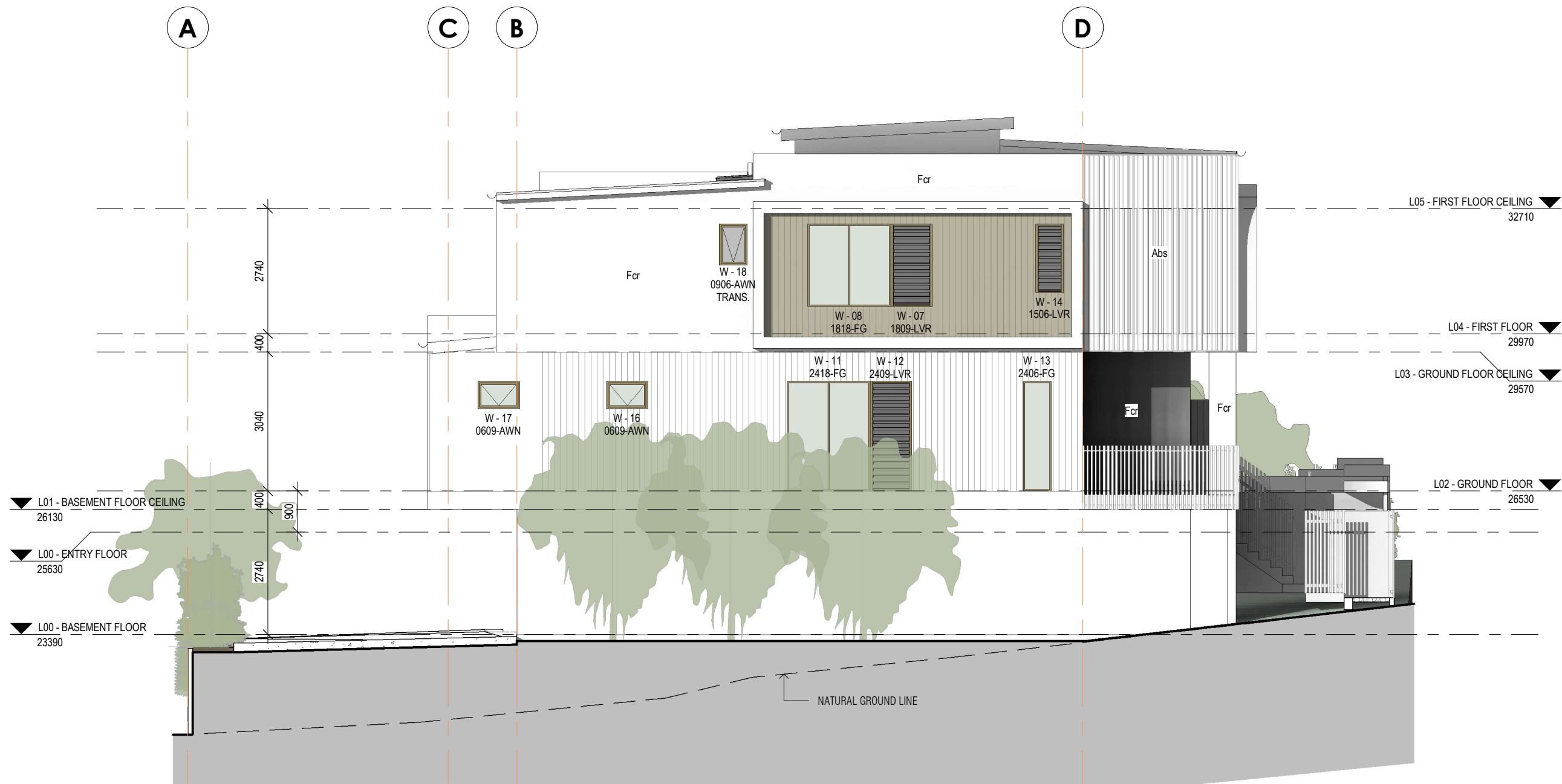
ELEVATIONS

GENERAL NOTES

ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTALLATION DETAILS. / ONLY A TYPICAL DESCRIPTION OF FINISHES ARE SHOWN. REFER TO BUILDING SPECIFICATION FOR FURTHER INFORMATION.
/ POWDERCOATED ALUMINIUM JOINERY THROUGHOUT UNLESS NOTED OTHERWISE
/ 600mm EAVES UNLESS NOMINATED OTHERWISE
/ REFER TO ENGINEERS DRAWINGS AND/OR BCA HP5.6.8, FOR FULL HEIGHT MASONRY ARTICULATION JOINT LOCATIONS AS REQUIRED.
/ FINISHED LEVELS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED ON SITE.

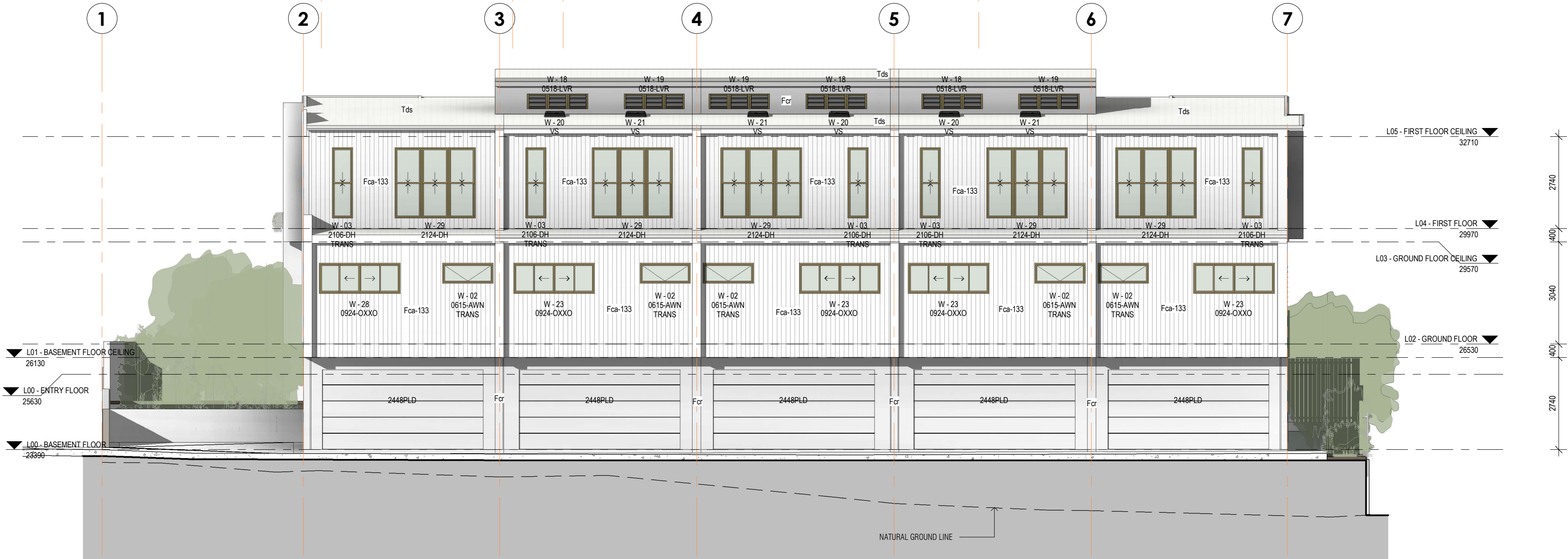
LEGEND

Abs	ALUMINIUM BATTEN SCREEN
Fca-133	Axon 133mm Vertical Cladding
Fcr	Fibre-Cement, Render & Paint Finish
Tds	TRIMDEK COLORBOND ROOF SHEETING



3 3.03 - EAST ELEVATION

1:100



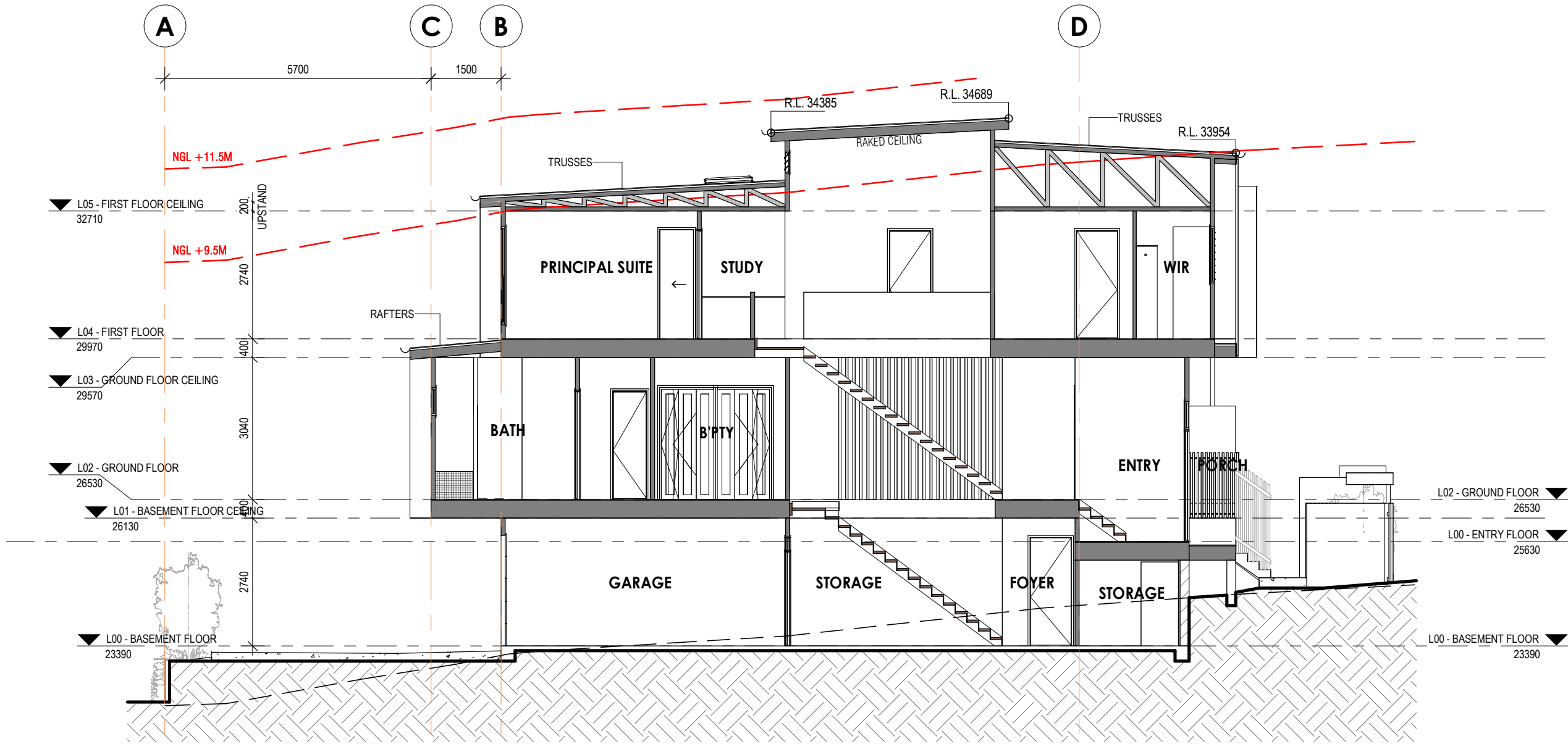
4 3.04 - SOUTH ELEVATION

1:100

BUILDING SECTIONS

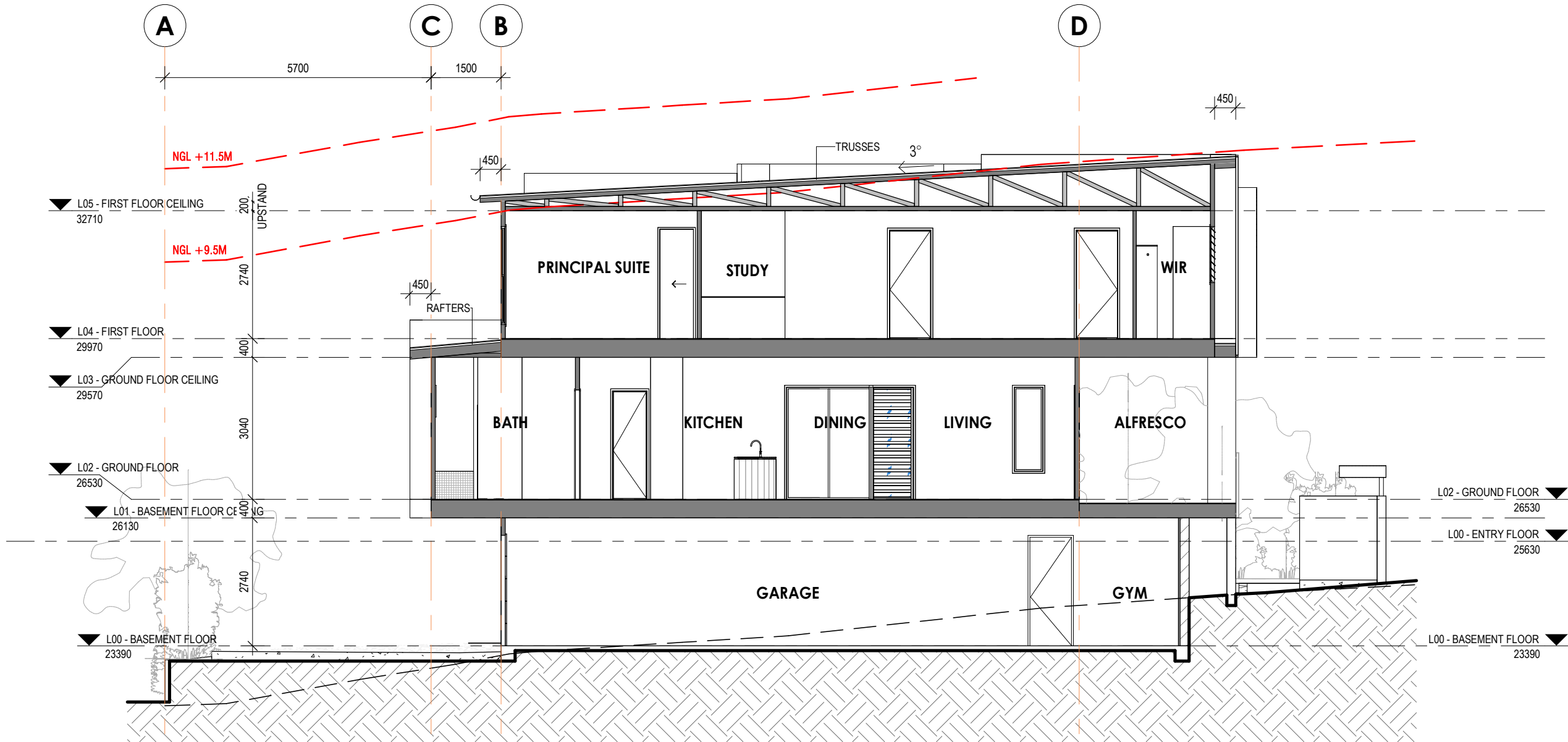
GENERAL NOTES

- / ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTALLATION DETAILS
- / ONLY A TYPICAL DESCRIPTION OF FINISHES ARE SHOWN. REFER TO BUILDING SPECIFICATION FOR FURTHER INFORMATION.
- / POWDERCOATED ALUMINUM JOINERY THROUGHOUT UNLESS NOTED OTHERWISE.
- / PROVIDE TERMITE BARRIER AS PER AS3660.1:2000
- / INTERNAL AND EXTERNAL TIMBER STUD WALLS TO BE 70mm THICK UNLESS NOTED OTHERWISE AND AT 600mm CTRS.
- / REFER TO ENGINEERS DRAWINGS AND/OR BCA HP5.6.8, FOR FULL HEIGHT MASONRY ARTICULATION JOINT LOCATIONS AS REQUIRED.
- / ALL STRUCTURAL DETAILS TO ENGINEER'S SPECIFICATIONS, TAKING PRECEDENCE OVER THESE PLANS.
- / FINISHED LEVELS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED ON SITE.
- / 10mm PLASTERBOARD INTERNAL WALL LININGS
- / 10mm PLASTERBOARD CEILING LININGS
- / 6mm VILLABOARD INTERNAL WET AREA WALL LININGS
- / REFER TO ELEVATIONS FOR EXTENT OF EXTERNAL FINISHES
- / 450mm EAVES UNLESS NOMINATED OTHERWISE



1 3.11 - SECTION A-A
1 : 100

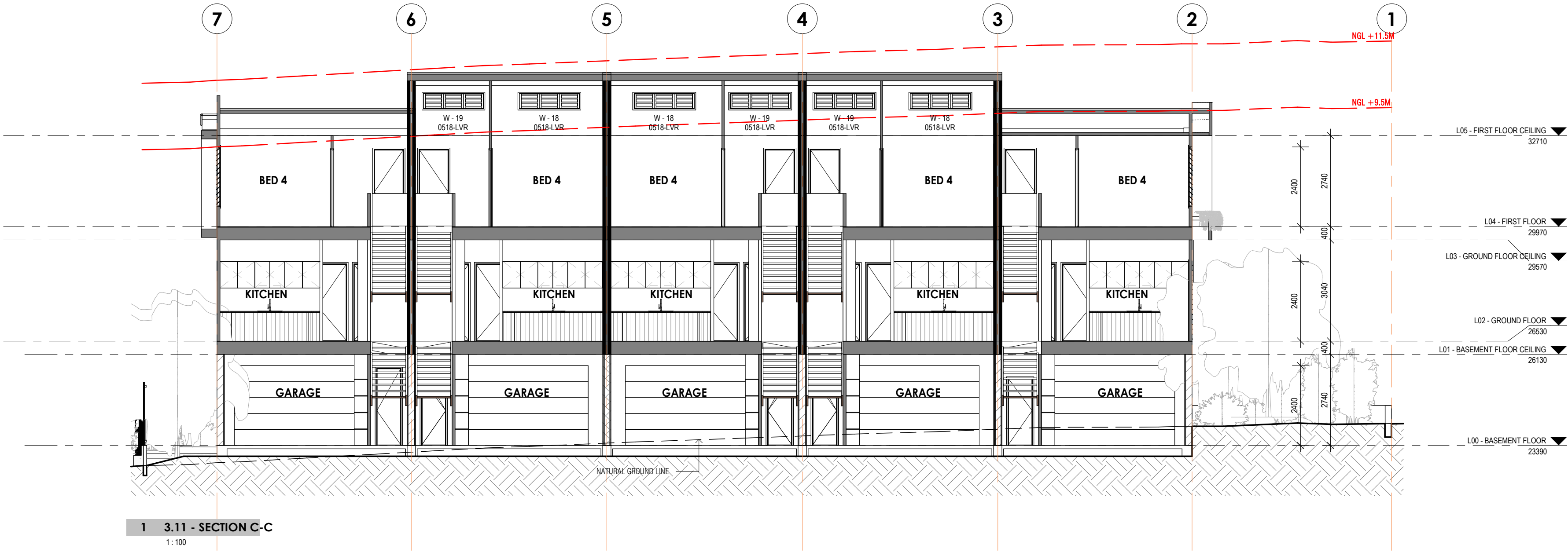
LEGEND	
RAFTERS	RAFTERS TO MANUFACTURERS SPECIFICATIONS
TRUSSES	TRUSSES TO MANUFACTURER'S SPECIFICATIONS



2 3.11 - SECTION B-B
1 : 100

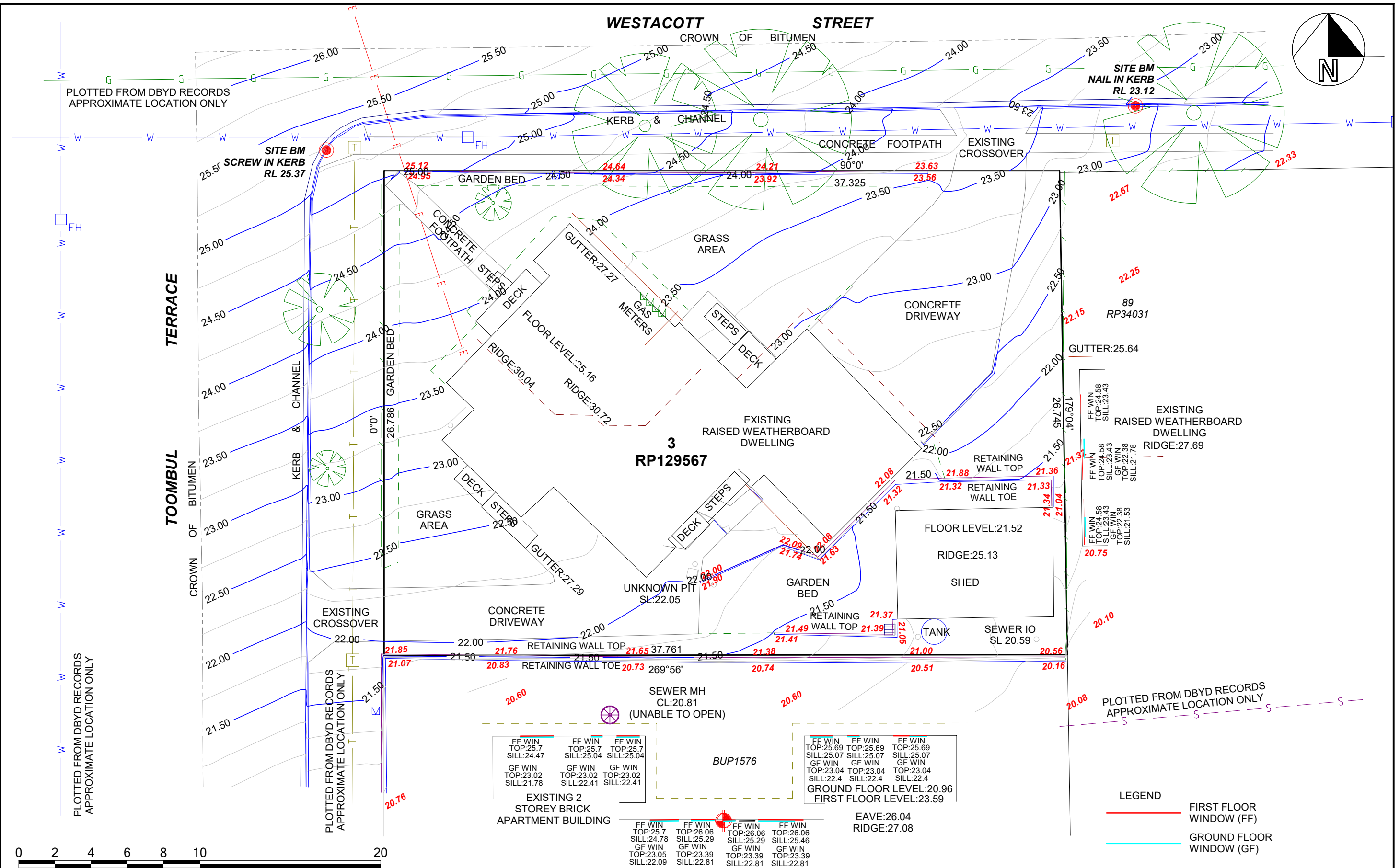
GENERAL NOTES

- / ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTALLATION DETAILS.
- / ONLY A TYPICAL DESCRIPTION OF FINISHES ARE SHOWN. REFER TO BUILDING SPECIFICATION FOR FURTHER INFORMATION.
- / POWDER COATED ALUMINUM JOINERY THROUGHOUT UNLESS NOTED OTHERWISE.
- / PROVIDE TERMITE BARRIER AS PER AS3660.1:2000
- / INTERNAL AND EXTERNAL TIMBER STUD WALLS TO BE 70mm THICK UNLESS NOTED OTHERWISE AND AT 600mm CTRS.
- / REFER TO ENGINEERS DRAWINGS AND/OR BCA HP5.6.8, FOR FULL HEIGHT MASONRY ARTICULATION JOINT LOCATIONS AS REQUIRED.
- / ALL STRUCTURAL DETAILS TO ENGINEER'S SPECIFICATIONS, TAKING PRECEDENCE OVER THESE PLANS.
- / FINISHED LEVELS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED ON SITE.
- / 10mm PLASTERBOARD INTERNAL WALL LININGS
- / 10mm PLASTERBOARD CEILING LININGS
- / 6mm VILLABOARD INTERNAL WET AREA WALL LININGS
- / REFER TO ELEVATIONS FOR EXTENT OF EXTERNAL FINISHES
- / 450mm EAVES UNLESS NOMINATED OTHERWISE



LEGEND

Appendix B - DETAIL SURVEY



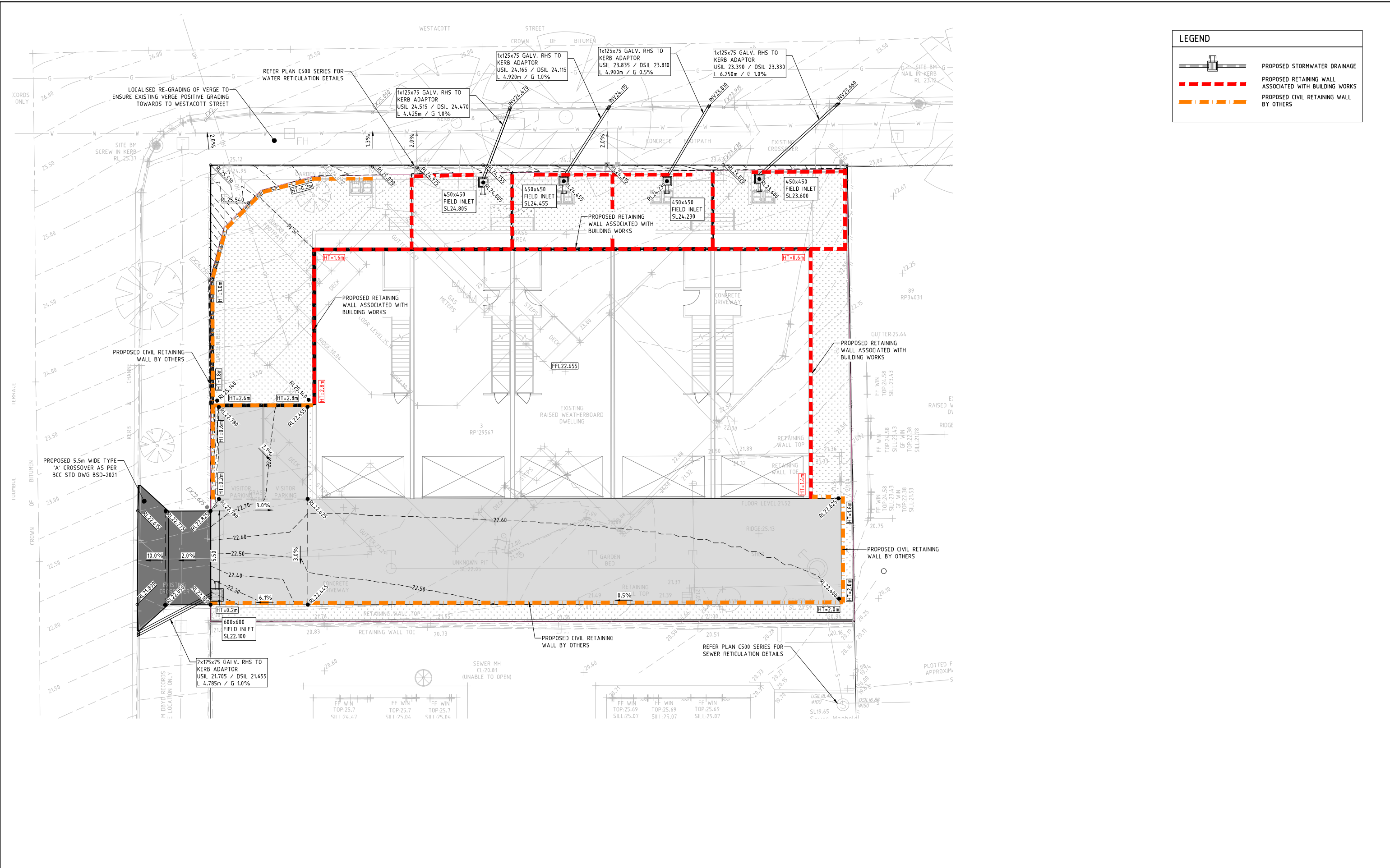
NOTE :- THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY.				Horizontal Co-Ord Datum -				Contour Interval 0.25m				Level Datum AHD-D			
Horizontal Co-Ord Origin -				Level Origin PM17515				Value 39.187							
Easting -		Northing -		Surveyed SMK		Date 12/09/19									
Azimuth RP129567		Field Book TSC3		Drawn SMK		Date 16/09/19									



Brisbane & Sunshine Coast - Ph. 5422 0200
South Burnett & Western Downs - Ph. 4162 2647
Email: admin@onfsurveyors.com.au

Client Herrigan Enterprises Pty Ltd ATF Herrigan Investment Trust		Project Contour and Detail Survey 54 Toombul Terrace, Nundah 4012	
Computer File S:\...BRISBANE\8315	Scale (A3) 1:200	Job No. 8315	Locality Nundah
Drawing Number 8315_D1	Rev A	Sheet 1 OF 1	

Appendix C – CONCEPT ENGINEERING PLANS



CMT engineers P: (07) 3062 4343 M: PO BOX 79, CAPALABA QLD 4157 A: S2 / L2, 96 MOUNT GRAVATT CAPALABA RD, UPPER MOUNT GRAVATT QLD 4122 E: info@cmtengineers.com.au THIS DRAWING IS CONFIDENTIAL AND IS NOT TO BE REPRODUCED IN ANY FORM AS A WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION FROM CMT ENGINEERS. THE EXISTING SERVICES INFORMATION SHOWN HAS NOT BEEN CONFIRMED ON SITE AND IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ANY SERVICES RELEVANT PRIOR TO THE START OF CONSTRUCTION. IF IN DOUBT - ASK.	ISSUE DESCRIPTION		DATE	DRAWN	AUTH.	ISSUE STAMP		NORTH  N	CITY COUNCIL APPROVAL NUMBER: -	CLIENT: HERRIGAN ENTERPRISES PTY LTD	PROJECT TITLE: PROPOSED RESIDENTIAL DEVELOPMENT AT 54 TOOMBUL TCE NUNDAH QLD 4012	DESIGN:	DATE:	DESIGN CHECK:	DATE:
	A PRELIMINARY ISSUE		14.05.2026	KST	CMT	DRAWN:						DATE:	DWG CHECK:	DATE:	
						KST							BM		
												AUTHORISED FOR ISSUE		ORIG. SIZE	
														A1	
				SURVEY INFORMATION PM17515 RL39.187		SURVEYOR ONF SURVEYORS		FILE NAME 8315_D1_A	SCALE BAR 0 2 4 6m SCALE 1:100 @ A1	DRAWING TITLE: ROADWORKS & DRAINAGE LAYOUT PLAN	CHING MENG TAN		RPEQ NoJ1311		ISSUE A
				RP DESCRIPTION LOT 3 RP129567		LAND SIZE 0.1014 HA	PROJECT NUMBER / SHEET C26-219				C101				

Appendix D – FLOODWISE PROPERTY REPORT

FloodWise Property Report

54 TOOMBUL TCE, NUNDAH 4012
Lot 3 on RP129567



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](#) web page. 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.