

**A006903961 --- Proposed Reconfiguring of a Lot at 23 The Esplanade, St Lucia QLD 4067**

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**From**

**Date** Fri 2026-04-17 5:39 PM

**To** CPEDS-DS-PlanningSupport <CPEDS-DS-PlanningSupport@brisbane.qld.gov.au>

 2 attachments (14 MB)

Flood\_report.pdf; Property\_devlopment.pdf;

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*This email originates from outside of Brisbane City Council.*

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Dear Council Planning Team,

Please see attached letter and documentation regarding the proposed changes to Lot 23 The Esplanade St Lucia 4067

In full agreement with the letter and documentation attached.

Yours sincerely,

17 April 2026

Brisbane City Council  
GPO Box 1434  
Brisbane QLD 4001

Dear Council Planning Team,

**Re: A006903961 — Proposed Reconfiguring of a Lot at 23 The Esplanade, St Lucia QLD 4067**

I write to formally object to the proposed development application for the reconfiguring of the lot at 23 The Esplanade, St Lucia, from one lot into two lots.

Please note submission date of 17/04/2026 at 4:57PM.

This submission is made cautiously and respectfully. I do not assert, on the information presently available to me, that the proposal is definitively unlawful. However, I do submit that the proposal appears to raise serious issues of possible non-compliance, or at minimum matters requiring close scrutiny, under the Brisbane City Plan 2014, particularly the *Subdivision code*, and in relation to the practical capacity of the proposed lots to accommodate future compliant development without adverse impacts on the locality.

## 1. Publicly available details of the proposal

The public notice sign and published notice identify the application as follows:

- Application reference: A006903961;
- Site: 23 The Esplanade, St Lucia QLD 4067;
- Lot 680 on RP40784;
- Approval sought: Development Permit for Reconfiguring a Lot;
- Proposal: 1 lot into 2 lots;
- Proposed lot sizes: approximately 359m<sup>2</sup> and 367m<sup>2</sup>;
- Proposed frontage: approximately 7.479m.

These details appear on the public notice sign at the site and are also consistent with the published notice for the application.<sup>1</sup>

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<sup>1</sup>See published notice for Application A006903961 identifying the site as 23 The Esplanade, St Lucia QLD 4067, Lot 680 on RP40784, and the proposal as *Reconfiguring a Lot (1 into 2 Lots)* with a submission period from 25 March 2026 to 17 April 2026.



Figure 1: Public notice sign for the proposed reconfiguring of a lot at 23 The Esplanade, St Lucia.

## 2. Public notification

I do not presently allege that the public notice sign itself is defective. On its face, the sign appears to identify the application, the site, the application reference, and the submission period. The stated notification period, being from 25 March 2026 to 17 April 2026, appears on its face to exceed the minimum 15 business day public notification period ordinarily required under section 53 of the *Planning Act 2016* for applications requiring public notification.<sup>2</sup> The signage format also appears generally consistent with Queensland guidance regarding public notification signage.<sup>3</sup>

Accordingly, my objection is not primarily directed to the adequacy of the sign itself, but rather to the substantive planning concerns outlined below.

<sup>2</sup>*Planning Act 2016* (Qld), s 53. See also Queensland Government guidance on the Development Assessment Rules regarding public notification periods and notice of compliance.

<sup>3</sup>Queensland Government, *Public notification signage under the Planning Act 2016*.

### 3. Apparent issues under the Brisbane City Plan 2014

#### 3.1 Proposed lot size and walking distance to Centre zones category

The strongest concern raised by the material presently available is the proposed size and width of the two lots. The sign states that the proposed lots would be approximately 359m<sup>2</sup> and 367m<sup>2</sup>, each with a frontage of approximately 7.479m.

The Brisbane City Plan 2014 *Subdivision code* contains minimum lot dimensions in Table 9.4.10.3.B for residential subdivision outcomes.<sup>4</sup> On the material presently available, the proposed lots appear materially smaller and narrower than the ordinary 400m<sup>2</sup> / 10m type standard typically associated with lots outside the 200m Centre zone concession.

My understanding, based on the supplementary material available, is that a serious issue arises as to whether the frontage of the proposed lots is in fact within 200m walking distance of a site in the relevant Centre zones category. If that threshold is not satisfied, the proposal appears to raise a substantial question as to whether the proposed lots meet the minimum dimensions contemplated by Table 9.4.10.3.B.<sup>5</sup>

Figure 2 is a screenshot of a walking route from 23 The Esplanade to *St Lucia Tobacconist* on the Hawken Drive commercial strip, showing a distance of approximately 250m via The Esplanade and Boomerang Rd E. I include this figure only as *supporting and illustrative material*. It is not, by itself, a survey or official planning map, and it does not purport to identify the precise boundary of land within the Centre zones category. Nevertheless, it tends to support the concern that the relevant walking distance may exceed 200m.

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<sup>4</sup>Brisbane City Plan 2014, *Subdivision code*, Table 9.4.10.3.B. Official Brisbane City Plan material confirms that Table 9.4.10.3.B contains minimum dimensions and includes a benchmark linked to whether the lot frontage is within 200m walking distance of a site in the Centre zones category.

<sup>5</sup>Supplementary submission material provided in relation to the application raises non-compliance concerns under Table 9.4.10.3.B and the issue of walking distance to the relevant centre area.

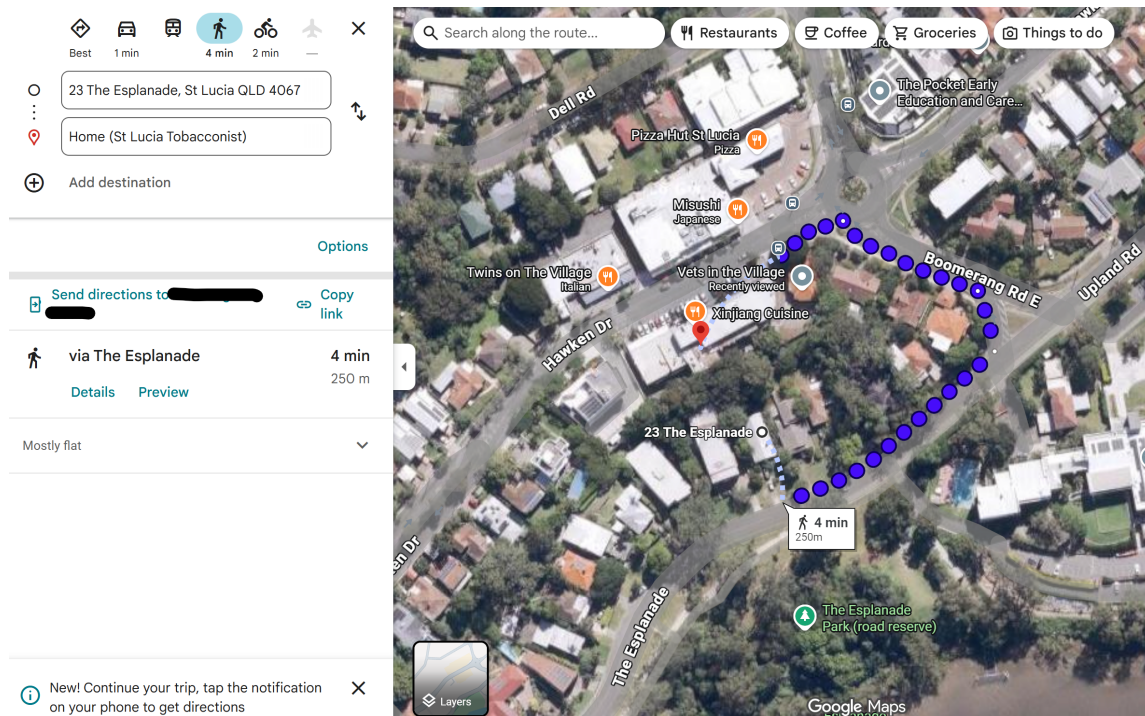


Figure 2: Illustrative screenshot showing a walking route of approximately 250m from 23 The Esplanade to the Hawken Drive commercial strip, ending at St Lucia Tobacconist. This figure is included as supporting material only and is not presented as a survey or as a definitive map of the precise Centre zone boundary.

I do not put this as a concluded finding, because I have not independently surveyed or certified the walking distance, nor have I verified through a City Plan map the precise boundary of the relevant Centre zones category. Nevertheless, I respectfully submit that Council should scrutinise this issue carefully and require strict satisfaction of the relevant measurement and mapping requirements before any approval is contemplated.

### 3.2 Frontage below 10m and possible shortfall below 7.5m

A separate and related concern is that the proposed frontage of each lot is stated to be 7.479m. The City Plan material indicates that frontage widths below 10m are specifically significant in the small lot planning framework, and the *Dwelling house (small lot) code* also treats a width of 7.5m as an important threshold in multiple provisions.<sup>6</sup>

If the relevant benchmark is 7.5m, a frontage of 7.479m would appear to fall marginally short of that threshold. While the shortfall is small in absolute terms, it is still a technical matter that should not be assumed away without proper assessment. At minimum, the narrowness of the proposed frontage supports the need for close scrutiny of whether each proposed lot can in reality support a functional and policy-compliant dwelling outcome.

<sup>6</sup>The *Dwelling house (small lot) code* refers in several places to a lot width of 7.5m or less as a relevant threshold, including in provisions relating to side boundary treatment and car accommodation.

### 3.3 Need for careful assessment of future building outcomes

Although the present application is for reconfiguring a lot rather than building work, the practical consequence of the proposed subdivision must still be considered. The planning scheme should not be read in a way that permits the creation of lots that are only theoretically developable but in practice create pressure for cramped built form, reduced landscaping, privacy impacts, poor on-site parking outcomes, and overdevelopment.

The uploaded *Dwelling house (small lot) code* demonstrates the extent of the constraints that apply once a small lot is created. For example:

- side boundary setbacks for habitable spaces are ordinarily 1m under AO6(a);
- rear setbacks may be 3m or 4.5m on shallow lots under AO7;
- maximum site cover for lots between 300m<sup>2</sup> and 400m<sup>2</sup> is 60% under AO8;
- at least one on-site car parking space is ordinarily required under AO12.1;
- on a lot with frontage of 7.5m or less, only single-width car accommodation is contemplated under AO13.1.

These controls are relevant because they illustrate how constrained a dwelling outcome on such a narrow lot may become. In my respectful submission, that reinforces the need for Council to be satisfied that the proposed lots are of sufficient size, width and configuration to allow future compliant development without unacceptable adverse effects on adjoining properties or on the intended character of the locality.

## 4. Flood map, AHD, and flood-related concerns

The flood characteristics of the site are also relevant to the appropriateness of the proposed subdivision.

Figure 3 is a screenshot from Brisbane City Council's Flood Information mapping for 23 The Esplanade, St Lucia QLD 4067 (Lot 680 on RP40784). The map indicates a flood-prone area and identifies the property within the Council's flood information system. The panel to the right states:

- *River flooding — Low likelihood*
- *Creek flooding — Unlikely*
- *Storm tide flooding — Unlikely*
- *Overland flow — Unlikely*

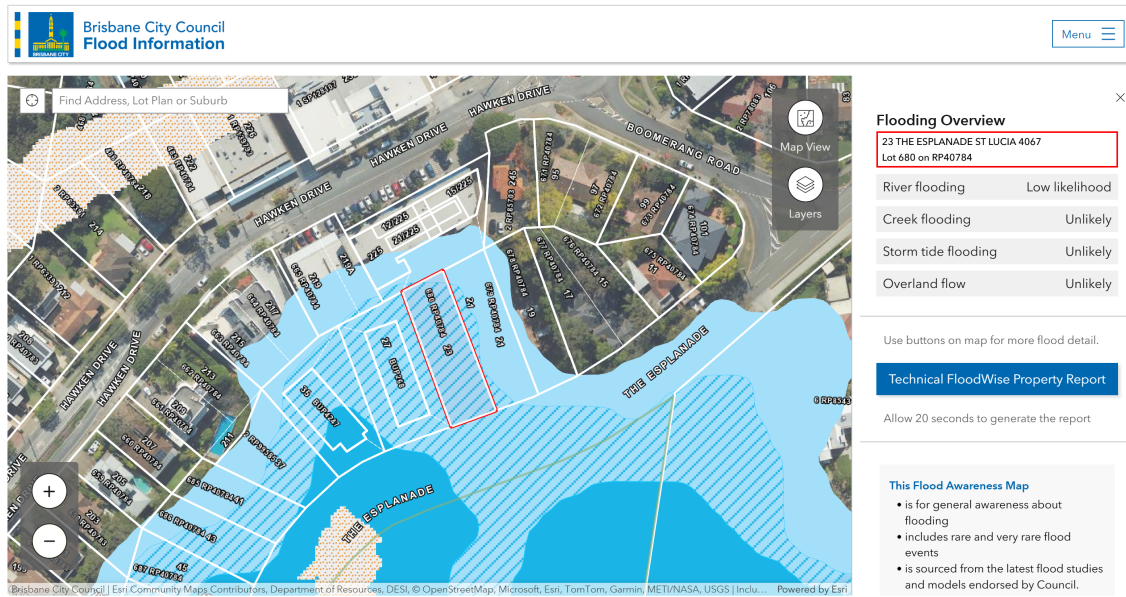


Figure 3: Brisbane City Council Flood Information map for 23 The Esplanade, St Lucia QLD 4067, showing flood characteristics and flood awareness information for the site.

In addition, the attached FloodWise Property Report attached in supporting documentation for the site provides further technical information. The report identifies:

- source of highest flooding: *Brisbane River and Creek/Waterway*;
- minimum ground level: 8.6m AHD;
- maximum ground level: 11.7m AHD;
- indicative existing floor level: 11.8m AHD;
- 1% AEP flood level: 8.3m AHD (*River — Brisbane River*);
- 0.2% AEP flood level: 11.9m AHD (*River — Brisbane River*);
- defined flood level (DFL): 7.0m AHD;
- residential flood level (RFL): 8.3m AHD;
- minimum habitable floor level (dwelling house): 8.8m AHD;
- flood planning area: *FPA5* for river and creek/waterway flooding;
- overland flow: *Not Applicable*; and
- a note that the property may also be located within a mapped *waterway corridor*.

These matters indicate that flood-related planning controls and site conditions are relevant to any proposal for future development of the site.<sup>7</sup>

<sup>7</sup>FloodWise Property Report for 23 The Esplanade, St Lucia QLD 4067, Report Reference 174202616732906, dated 17/04/2026.

The FloodWise Property Report also identifies several site levels by reference to Australian Height Datum (AHD), which it defines as the reference level used for defining ground levels in Australia, with 0.0m AHD being approximately mean sea level. The report states that the property's minimum ground level is 8.6m AHD, the maximum ground level is 11.7m AHD, the 1% AEP flood level is 8.3m AHD, the 0.2% AEP flood level is 11.9m AHD, and the minimum habitable floor level for a dwelling house is 8.8m AHD. In my respectful submission, these figures demonstrate that any future construction on newly created lots would need to respond carefully to the site's flood-related levels and constraints, and should not be assessed as though flood considerations are incidental or minor.

As a neighbouring resident, I have observed water levels and flooding in the local area and am concerned that any increased development intensity, altered ground levels, or changes to hard surfaces and drainage associated with the proposed subdivision may adversely affect drainage and stormwater behaviour, including in relation to 27 The Esplanade. I acknowledge that my observations are not a technical hydrological assessment. However, they reflect practical experience of local flooding conditions and support the need for careful scrutiny of the site's flood characteristics and drainage capacity before any approval is granted.

In my respectful submission, where a site is affected by flood planning considerations and has a demonstrated flood profile, Council should be satisfied that subdividing the land into smaller lots will not create or worsen drainage issues, will not increase the vulnerability of future development to flooding, and will not unreasonably impact neighbouring land.

In addition, the City Plan mapping I have reviewed appears to indicate that the site is affected by the *Potential and actual acid sulfate soils overlay* in the category *land above 5m AHD and below 20m AHD*. I do not put this forward as a concluded technical finding about what exact investigations will be required in law for the present application. However, it does reinforce the broader concern that, if future construction is to occur on smaller newly created lots, appropriate technical site investigation may be necessary to properly address ground conditions, excavation, filling, drainage, and any other construction constraints affecting the site.



Figure 4: City Plan mapping screenshot showing the property and the apparent application of the Potential and actual acid sulfate soils overlay category land above 5m AHD and below 20m AHD. Included as supporting material regarding site constraints and the need for careful technical assessment if future construction is proposed.

## 5. Character, natural beauty and environmental setting

Even apart from dimensional and flood-related concerns, I respectfully submit that the proposal raises broader planning concerns regarding:

- the established spacious and low-density character of The Esplanade;
- the visual rhythm and openness created by larger allotments and established greenery;
- the likelihood that narrow lots will create pressure for more compressed built form;
- loss of landscaping opportunities and reduced vegetated setting;
- privacy impacts and perceived crowding for adjoining residents;
- increased pressure on on-street parking and local amenity; and
- the gradual erosion of the natural beauty and environmental qualities of the locality.

Figure 5 shows the existing vegetated setting of the site. I include this image as supporting material to illustrate the site's existing landscape character and contribution to the visual amenity and environmental quality of the area.



Figure 5: Existing vegetated setting and openness at or near 23 The Esplanade, included as supporting material regarding character and environmental quality.

The surrounding vegetation and open setting also appear to be used by local fauna. Figures 6 and 7 show a bird observed in the area. I include these figures only as *illustrative supporting material* to show that wildlife uses the site and surrounding environment. I do not assert, on the basis of these photographs alone, that the species is protected or that a specific biodiversity overlay applies. Nevertheless, the images support the broader point that the site contributes to a vegetated local environment that is used by fauna and that this should not be dismissed lightly when assessing the impact of intensified development.



Figure 6: Illustrative photograph of a bird observed in the vicinity, included as supporting material regarding the vegetated environment and local fauna.



Figure 7: Additional illustrative photograph of a bird observed in the vicinity, included as supporting material regarding local fauna and the existing environment.

## **6. Summary of identified issues**

For convenience, I summarise the principal concerns in Table 1 below.

Table 1: Summary of planning concerns raised by the proposal

Issue	Concern raised
Lot size and walking distance	Proposed lots of 359m <sup>2</sup> and 367m <sup>2</sup> appear to raise a serious question as to compliance with Table 9.4.10.3.B of the Subdivision code, particularly if the site is not within 200m walking distance of a site in the Centre zones category. Figure 2 provides illustrative support for the concern that the walking distance may exceed 200m.
Frontage width	Proposed frontage of 7.479m is below 10m and may also fall slightly below a 7.5m threshold where relevant.
Future developability	Narrow lots may constrain setbacks, private open space, parking, site cover and building form, increasing pressure for overdevelopment.
Flood risk and drainage	FloodWise mapping and the FloodWise Property Report indicate that the site is affected by river and creek/waterway flood planning considerations, including FPA5 and a minimum habitable floor level of 8.8m AHD. As a neighbouring resident, I am concerned that intensified development may affect drainage behaviour and local flood impacts, including in relation to 27 The Esplanade.
AHD and site constraints	Council mapping appears to indicate that the site is within the Potential and actual acid sulfate soils overlay category land above 5m AHD and below 20m AHD. This supports the need for careful technical assessment of ground conditions and construction constraints if future development is proposed.
Neighbourhood character	The proposal may diminish the established spacious, landscaped and low-density character of The Esplanade.
Natural beauty and environmental setting	The site contributes to an established vegetated setting and local fauna use the area. The proposal may diminish these qualities through subdivision, increased built form and loss of landscaping opportunities.
Amenity and parking	Likely increased pressure on privacy, outlook, streetscape openness and on-street parking availability.

## 7. Request to Council

For the reasons set out above, I respectfully request that Council:

1. carefully verify whether the proposal satisfies the minimum lot dimensions and frontage requirements in Table 9.4.10.3.B of the *Subdivision code*;
2. carefully verify whether the site genuinely qualifies for any concession based on walking distance to a site in the Centre zones category;
3. assess whether the proposed lots are of sufficient width, size and configuration to enable future compliant development without adverse impacts on the intended character of the locality, adjoining amenity, landscaping and parking;
4. carefully assess the site's flood characteristics and drainage capacity, including any potential effect of increased development intensity or altered drainage on neighbouring properties such as 27 The Esplanade;
5. carefully assess whether the site's flood-related levels, drainage characteristics, and any relevant geotechnical or site-condition constraints have been adequately considered, particularly having regard to the FloodWise Property Report, the applicable flood planning areas, and the potential effect of future built form, filling, excavation, or changed site coverage on neighbouring properties; and
6. refuse the application if those matters cannot be satisfactorily resolved.

In summary, I respectfully object to the proposed subdivision because, on the material presently available, it appears to raise serious and unresolved issues concerning minimum lot size, frontage width, walking distance to a site in the Centre zones category, future developability, flood risk, drainage, AHD-related site constraints, neighbourhood character, natural beauty, local fauna, amenity, and parking impacts.

Thank you for considering this submission.

Kind Regards,

## References

1. Brisbane City Plan 2014, *Subdivision code*, Table 9.4.10.3.B.
2. Brisbane City Plan 2014, *Dwelling house (small lot) code*, particularly AO6, AO7, AO8, AO12.1 and AO13.1.
3. *Planning Act 2016* (Qld), section 53.
4. Queensland Government, *Guidance for the Development Assessment Rules*.
5. Queensland Government, *Public notification signage under the Planning Act 2016*.
6. Public notice for Application A006903961, 23 The Esplanade, St Lucia QLD 4067.
7. Supplementary submission material relating to Application A006903961.
8. FloodWise Property Report for 23 The Esplanade, St Lucia QLD 4067, Report Reference 174202616732906, dated 17/04/2026.
9. Brisbane City Council Flood Information mapping for 23 The Esplanade, St Lucia QLD 4067.
10. Brisbane City Council City Plan mapping reviewed in relation to the Potential and actual acid sulfate soils overlay.

# Appendix

## Appendix 1 - FloodWise Report

Please see attached documents in email



# Are you resilient and ready for flood?

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

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

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

## Technical Summary

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

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

## Property Information Summary

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

Property Summary	Level (mAHD) / Comment	Data Quality Code
Minimum ground level	8.6	C
Maximum ground level	11.7	C
Indicative existing floor level	11.8	C
Source of highest flooding	Brisbane River and Creek/Waterway	

## Flood Planning Information

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

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

Likelihood / Description	Level (mAHD)	Source
20%	N/A	
5%	N/A	
2%	N/A	
1%	8.3	River (Brisbane River)
0.2%	11.9	River (Brisbane River)
January 2011	8.0	River (Brisbane River)
Defined Flood Level (DFL)	7.0	River (Brisbane River)
Residential Flood Level (RFL)	8.3	River (Brisbane River)
Minimum Habitable Floor Level (dwelling house)	8.8	

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

## Flood Planning and Development Information

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

### Flood overlay code

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

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

**Waterway corridor** - This property may also be located within a mapped waterway corridor as identified in the Waterway corridors overlay map of Council's planning scheme. Please consider this in conjunction with Council's planning scheme requirements.

## 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](https://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](https://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.