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APPLICATION REF
A007156679

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11 November 2026

Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Council DA Reference: A006639170

Flood Easement – 381 Broadwater Road, Mansfield

Dear Council Officer

This letter has been prepared to support the proposed Minor Change to application **A006639170** for the development at 381 Broadwater Road, Mansfield. The proposed Minor Change seeks to amend Condition 33 of the A006639170 Approval Package. The summary of requirements for Condition 33 is as follows:

Condition 33: Grant Easements

- Easements, in favour of Brisbane City Council for Open Cut and Overland Flow affected by the 1% AEP for Creek/Waterway flooding or 2% AEP for Overland Flow flooding.
- Volumetric easement for overland flow flooding purposes from ground level to 24 m AHD within the building undercroft
- Easement to be in accordance with Overland Flow Easement Plan, DA.101 Issue 4, received 22-APR-2025
- Easements include the provision for Council to obtain access

The proposed amendments to the condition relate to the height of the easement.

Under Table 8.2.11.3.D of City Plan 2014 v37, the 0.2% Annual Exceedance Probability (AEP) flood level is adopted as the Defined Flood Level (DFL) for a childcare centre. This was determined to be 22.913 m AHD for the site as per Rev B of the 12102 Flood Impact Assessment (13 January 2025) submitted as part of A006639170.

The top level of the easement in the current Condition 33 was set approximately to the Probable Maximum Flood (PMF) peak level. The floor level of 24 m AHD was called up in the approval to approximate the PMF as part of risk management due to the depth of flooding shown for the access in the (Defined Flood Event, which determines the DFL) DFE. The PMF is a theoretical flood. Section 1.1, Book 8 of ARR 2019 states *"The absolute upper limit of flood magnitude under consideration is the Probable Maximum Flood (PMF), which is a design concept that cannot be readily assigned an AEP"*. Further guidance in ARR 2019 Chapter 1 of Book 8 suggests the AEP (as 1 in Y) of the PMF is between 10^4 and 10^7 or 0.01% and 0.00001%.

Setting the floor levels in the childcare rooms to the PMF ensures that, because of the potential flooding of the road and limitation to access, those rooms absolutely should not flood from overland flow or creek water even in the most extreme natural event. However, it is impractical to set an easement, intended for Council maintenance and clean-up access, to this theoretical maximum. Additionally, there is no basis in the planning scheme for an easement at that level.

Accordingly, the easement is proposed to be a height-restricted easement to RL 22.913 in accordance with DFL. Proposed slab levels are illustrated on the slab plan (Drawing No. 2510-06), provided within **Attachment A** of this letter.

Please do not hesitate to contact me if you have any questions.

Sincerely,



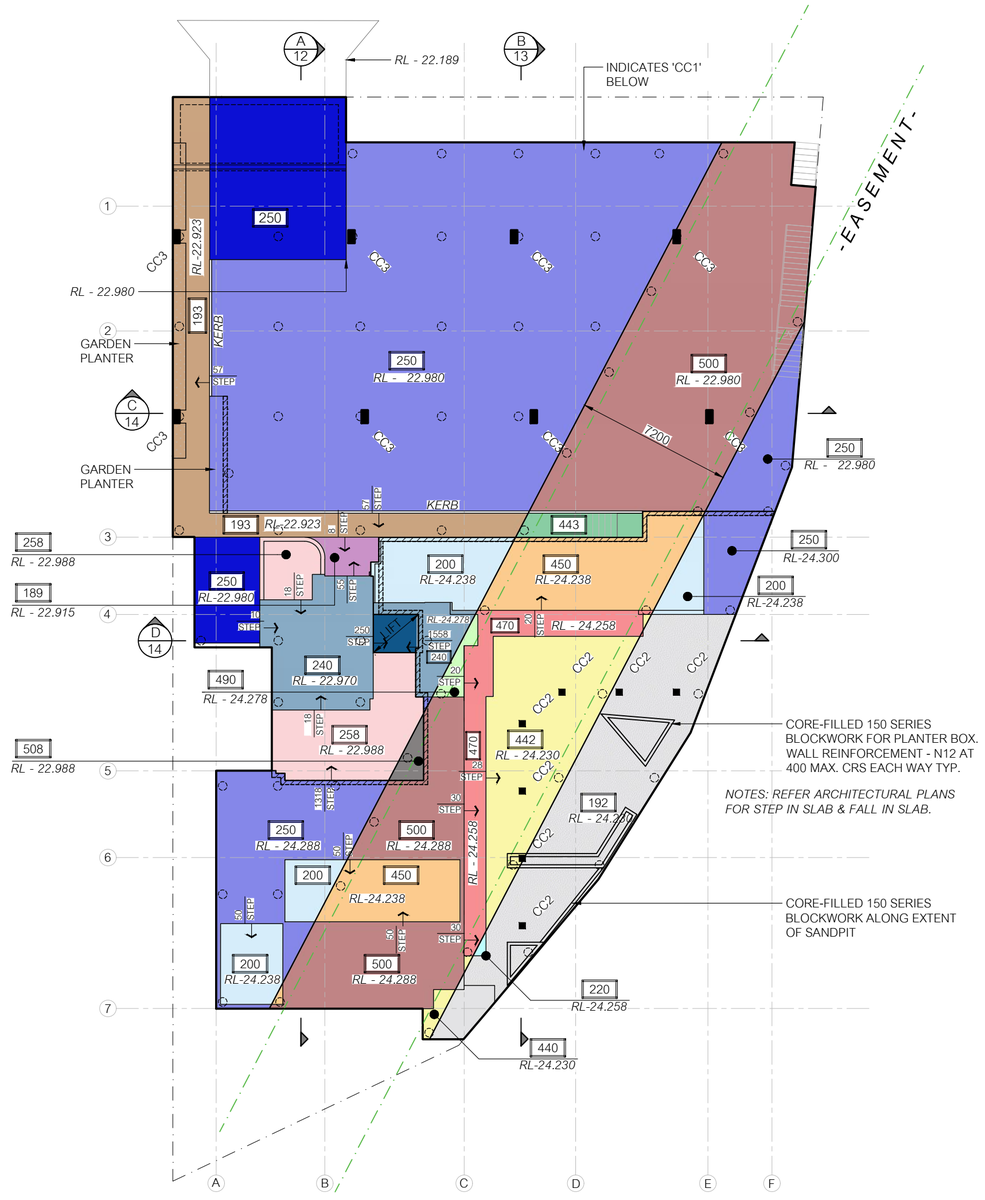
Jeremy Cox

MEngSc BEng (Civil), MIEAust, NER, CPEng,
RPEQ 14732
Director
CWD Group

Attachment A – Drawing 2510-06

SLAB THICKNESS LEGEND

	508
	500
	490
	470
	450
	443
	442
	258
	250
	240
	220
	200
	193
	192
	189



GROUND FLOOR SLAB LAYOUT PLAN

SCALE 1:200

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DATE	DESCRIPTION	ISSUE
19/06/26	RE-ISSUE FOR CONSTRUCTION	E
20/03/26	RE-ISSUE FOR CONSTRUCTION	D
16/03/26	ISSUE FOR CONSTRUCTION	C
09/03/26	AMENDMENT	B
25/02/26	ISSUE FOR BA	A

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CLIENT: PARADIGM NEW PTY LTD

PROJECT: PROPOSED CHILDCARE CENTRE

TITLE: GROUND FLOOR SLAB LAYOUT PLAN

LOCATION: 379 BROADWATER ROAD, MANSFIELD 4122

DESIGN	DRAWN	CHECKED	SCALE	SHEET SIZE	JOB NUMBER	SHEET	OF	ISSUE
T.Z	S.S / E. L	T.Z	1:200 u.n.o	A2	2510-06	8	21	E