



Dedicated to a better Brisbane

The FloodWise Property Report is a free report to inform Brisbane residents and professionals about flood risks for a specified lot or property so they may better prepare for flooding and to plan and build in accordance with Council requirements.

To find out more about how the contents of this report may affect your ability to build or renovate, as well as Council advice on how to protect your property and family by being FloodWise, visit www.brisbane.qld.gov.au, a Customer Service Centre or call (07) 3403 8888.

PROPERTY DETAILS:

Address:

Lot Details:

This Property has flood or property development flags

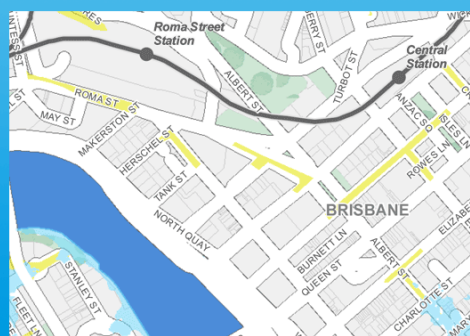
Current flood modelling indicates this property is not susceptible to flooding from creek, river or storm tide. However, mapping indicates that it is affected by one or more flood or property development flags. Please review the summary below for more detail.

FLOOD AND PROPERTY DEVELOPMENT FLAGS:

Overland Flow Path - Mapping indicates this property is in an overland flow path. Overland flow is the excess run-off during high rainfall events that travels overland following low-lying, natural drainage paths. Such flooding commonly occurs when underground drainage exceeds capacity. It is recommended you consult a Registered Professional Engineer of Queensland to determine this property's habitable floor level and flooding depth.

Waterway Corridor - This property is located within a waterway corridor. A waterway corridor is a defined area along waterways (including rivers, creeks or creek tributaries), designed to protect water flow, water quality, biodiversity and recreation values. The potential to build or extend a home situated within a waterway corridor is restricted. For further information, contact the Development Assessment Customer Liaison Officer on (07) 3403 8888.

Large Allotment - This property is a Large Allotment of over 1000 square metres. The Defined Flood Level (DFL) generally refers to the maximum height that flood water may reach, however flood levels may vary significantly across allotments of this size. Further investigations may be warranted in determining the variation in DFL and the minimum habitable floor level across this site. For more information or advice, it is recommended you engage a Registered Professional Engineer of Queensland.



Get a Free Flood Flag Map

Find out more about predicted flooding in your suburb or area by downloading a free Flood Flag Map. The map shows overland flow paths and where flooding may occur from creeks, rivers and storm tides on a suburb scale.

For more information visit www.brisbane.qld.gov.au/floodmap or visit a Council Customer Service Centre

Technical Summary

Use this summary to supply information about this property to surveyors, builders, certifiers, architects and engineers who may request this FloodWise Property Report. This summary has been designed to be easily read if scanned or faxed.

Property Details

Address:

Lot Details:

Flood and Property Development Flags

Flood and property development flags are used to identify properties which may be subject to particular flooding or property development conditions or restrictions. The following flags apply to this property:

Overland Flow Path

Waterway Corridor

Large Allotment

Disclaimer

- 1 Defined flood levels are determined from the information available to Council at the date of issue. The defined flood level for a particular property may change if more detailed information becomes available, or changes are made in the method of calculating flood levels.
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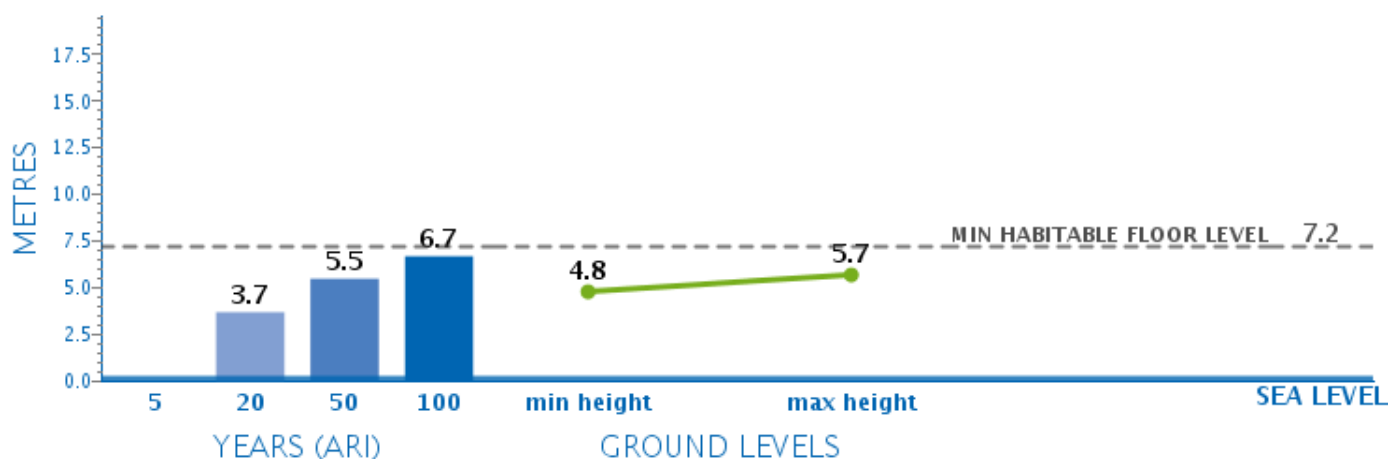
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PROPERTY DETAILS:

Address:

Lot Details:

FLOOD LEVEL INFORMATION



Flood Levels

The blue bars in the graph above show the height of flooding estimated to occur on average once every 5, 20, 50 and 100 years at this address or lot.



Ground Levels (Min - Max)

The line above shows this property's lowest and highest ground levels. Confirm with a surveyor.



Minimum Habitable Floor Level

The dotted line in the graph above depicts the minimum height above sea level that habitable areas of development must be constructed to, i.e. lounge, kitchen or bedroom.



For a detailed summary of anticipated flood levels and flags see technical summary over page.

HIGHEST SOURCE OF FLOODING

RIVER The highest source of flooding affecting this property originates from a river. For more information about flooding in your area you can view and download Council's Flood Flag Maps by visiting www.brisbane.qld.gov.au/floodmap

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Property Details Address: Lot Details:

Flooding Information

Minimum Ground Level (AHD)	4.8 m
Maximum Ground Level (AHD)	5.7 m
Highest Defined Flood Level (DFL)	6.7 m
Highest Flooding Source	RIVER
Minimum Habitable Floor Level (AHD)	7.2 m

Predicted Peak Flooding Levels (ARI)

Years	Level (AHD)	Source
5	N/A	
20	3.7 m	RIVER
50	5.5 m	RIVER
100 or DFL	6.7 m	RIVER

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Useful 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.

Average Recurrence Interval (ARI) – The probability of experiencing a flood of a particular magnitude. ARI can be interpreted in terms of years (frequency). ARI levels quoted in this report are measured in height above sea level (AHD).

Defined Flood Level (DFL) – The flood level associated with a defined flood event. Commonly, the standard used is the 100 year ARI. For further information refer to the House Code in Brisbane City Plan 2000, specifically Table 1: House Flood Immunity Levels for residential property.

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 – The minimum level above sea level at which habitable areas of development (generally including bedrooms, living rooms, kitchen, study, family and rumpus rooms) must be constructed.

City Plan 2000 – City Plan 2000 sets out what you can build and where new development should go. Council assesses proposed new development against the City Plan 2000.

Find Out More

Whether you are building, buying, renting or preparing your property for flooding, obtaining a FloodWise Property Report is the first step in determining your property's flood risk. Council's 'Be FloodWise' series of publications can assist you to plan ahead, respond to and recover from flooding. They are available online at: <http://www.brisbane.qld.gov.au/floodwise> or by phoning Brisbane City Council on (07) 3403 8888.

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Buying / Renting

Assess the flood risk of a property before making a decision to rent or buy.

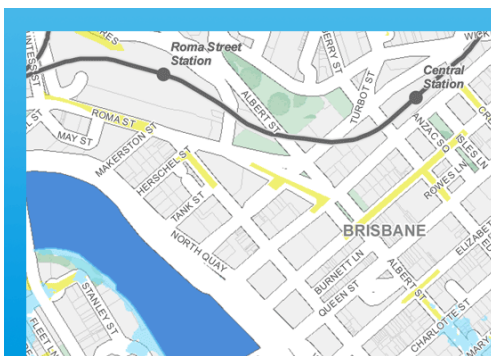
[Buying and renting fact sheet](#)

Building or Renovating

Renovations around your home or business can impact on your flooding exposure. Ensure your house meets City Plan 2000 flood immunity

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If you are planning to renovate or build, Council recommends you engage a Registered Professional Engineer of Queensland to undertake a thorough assessment of all flood risks specific to the property.



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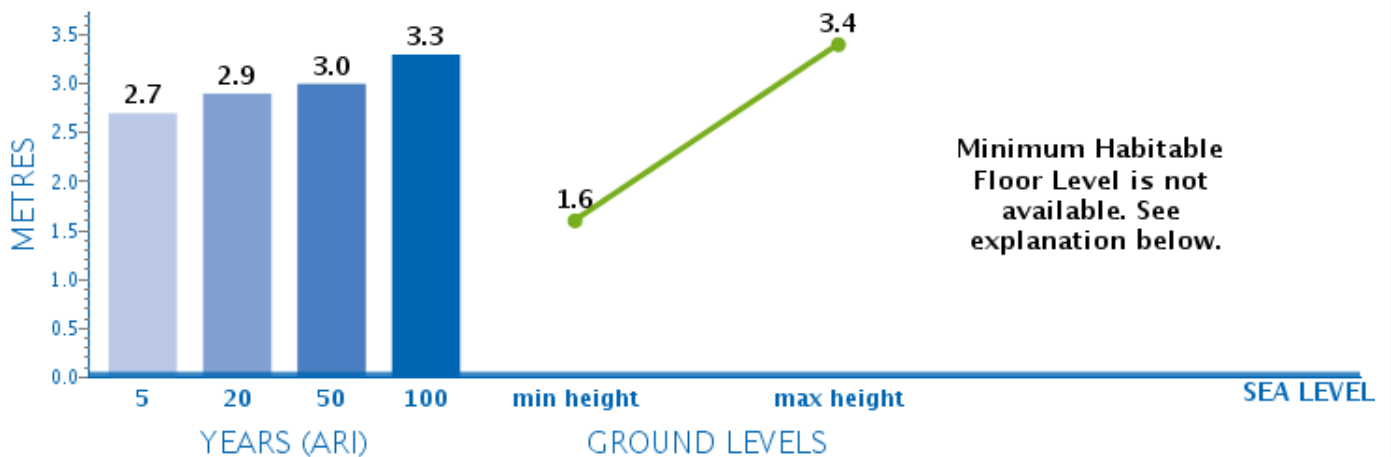
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Flood Levels

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Ground Levels (Min - Max)

The line above shows this property's lowest and highest ground levels. Confirm with a surveyor.

Minimum Habitable Floor Level

If a property is in an overland flow path or a large allotment a minimum habitable floor level cannot be provided. See flood and property flag information over page.



For a detailed summary of anticipated flood levels and flags see technical summary over page.

HIGHEST SOURCE OF FLOODING

CREEK/WATERWAY The highest source of flooding affecting this property originates from a creek or waterway. For more information about flooding in your area you can view and download Council's Flood Flag Maps by visiting www.brisbane.qld.gov.au/floodmap

FLOOD AND PROPERTY DEVELOPMENT FLAGS

Current records indicate this property may be affected by one or more flood or property development flags. Please review the technical summary over page for more detail.

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Flooding Information

Minimum Ground Level (AHD)	1.6 m
Maximum Ground Level (AHD)	3.4 m
Highest Defined Flood Level (DFL)	3.3 m
Highest Flooding Source	CREEK/WATERWAY
Minimum Habitable Floor Level (AHD)	N/A

Predicted Peak Flooding Levels (ARI)

Years	Level (AHD)	Source
5	2.7 m	CREEK/WATERWAY
20	2.9 m	CREEK/WATERWAY
50	3.0 m	CREEK/WATERWAY
100 or DFL	3.3 m	CREEK/WATERWAY

Flooding may also occur from:	STORM TIDE, OVERLAND FLOW
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Flood and Property Development Flags

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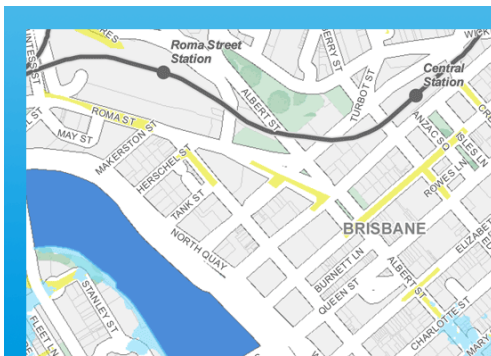
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PROPERTY DETAILS:

Address:

Lot Details:

There is no recorded flood risk at this property

Current flood modelling indicates this property is not susceptible to flooding from creek, river, storm tide and overland flow paths and therefore, considered low risk. Please note, low risk does not mean no risk; all properties can flood in extreme weather conditions. For professional advice or a detailed assessment of a property contact a Registered Professional Engineer of Queensland. For more information about how to prepare for and respond to flooding you can call Council on (07) 3403 8888, visit www.brisbane.qld.gov.au or visit a Council Customer Service Centre.

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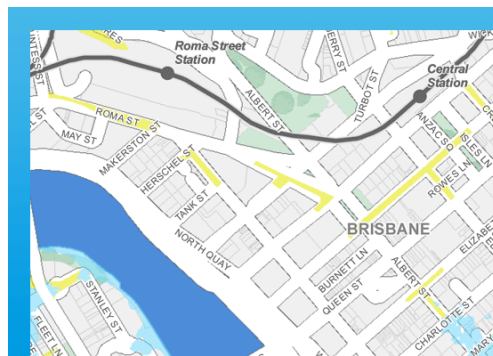
Property Details

Address:

Lot Details:

No Defined Flood Levels (DFL) or Overland Flow Paths for this Property

There are currently no recorded flood risks for this property including defined flood levels, overland flow path or other flood or property development flags.



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