



# Brisbane City Council FloodWise Property Report

Report Reference

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## THIS REPORT IS FOR BUILDING AND DEVELOPMENT PURPOSES ONLY

The FloodWise Property Report provides property or lot-based flood information for building and development requirements. This report provides information on estimated flood levels, habitable floor level requirements and more technical information on the four sources of flooding: river, creek / waterway, storm tide and overland flow. Refer to the Useful Definitions section for a glossary of terms.

To find out more about how the contents of this report may affect building or development on this property, please visit [www.brisbane.qld.gov.au/planning-building](http://www.brisbane.qld.gov.au/planning-building). For more general information about understanding your flood risk and how to prepare your property, family or business for potential flooding visit [www.brisbane.qld.gov.au/beprepared](http://www.brisbane.qld.gov.au/beprepared)

### THIS IS A REPORT FOR:

Rateable Address: 82 CHARLOTTE ST, PADDINGTON QLD 4064

Lot Details: L.17 RP.19576

### This property has flags for building or development purposes only

Brisbane City Council has not assigned flood level information for this property for building or development purposes. However, mapping indicates that it is affected by one or more flood or property development flags. Please refer below for details.

For professional advice or detailed assessment of a property contact a Registered Professional Engineer of Queensland.

For general information on your flood risk and how to prepare your home or business for potential flooding visit [www.brisbane.qld.gov.au/beprepared](http://www.brisbane.qld.gov.au/beprepared).

### FLOOD AND PLANNING DEVELOPMENT FLAGS

#### DEVELOPMENT FLAG(S)

This property may also be affected by one or more flood or property development overlays or flags. These include: OVERLAND FLOW PATH

Please review the technical summary over page and refer to Council's planning scheme for further information.



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## 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. For more information about building and development in Brisbane please visit [www.brisbane.qld.gov.au/planning-building](http://www.brisbane.qld.gov.au/planning-building) or talk to a Development Assessment Planning Information Officer via Council's Contact Centre on (07) 3403 8888.

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## FLOOD PLANNING 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, which is available from [www.brisbane.qld.gov.au/planning-building](http://www.brisbane.qld.gov.au/planning-building).

FLOOD PLANNING AREAS (FPA)		
RIVER	CREEK/WATERWAY	OVERLAND FLOW
		Applicable

### COASTAL HAZARD OVERLAY CODE

There are currently no Coastal Hazard Overlays that apply to this property.

### PROPERTY DEVELOPMENT FLAGS

*Overland Flow Path* - Mapping indicates this property may be located within an overland flow path. Overland flow flooding usually occurs when the capacity of the underground piped drainage system is exceeded and/or when the overland flow path is blocked. It is recommended you consult a Registered Professional Engineer of Queensland to determine this property's habitable floor level and flooding depth. Please refer to Council's planning scheme for further information.



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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.

*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.

*Defined Flood Level (DFL)* - The 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<sup>3</sup>/s.

*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 in metres AHD at which habitable areas of development (generally including bedrooms, living rooms, kitchen, study, family and rumpus rooms) must be constructed.

*Council's Planning Scheme* - The City Plan (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.

*Residential Flood Level (RFL)* - Residential flood level (RFL) for Brisbane River flooding equates to the flood level applicable to the extent of January 2011 floods as depicted by mapping on the Queensland Reconstruction Authority website or the Council's defined flood level (DFL) for the Brisbane River, whichever is higher.

*Rateable Address* - A Lot or Property may have more than one street address. The address shown on this report is the address used by Council for the Lot or property selected.

*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.

*2017 Brisbane River Catchment Flood Study (BRCFS)* - The BRCFS is a project led by the Queensland Government. The flood study was released in 2017. The 1% AEP flood levels from the flood study is yet to be adopted for application in planning schemes and is for information only. Other % AEPs will be updated with new information from the flood study as part of any relevant changes to City Plan 2014 as soon as is practicable.

#### Brisbane City Council's Online Flood Tools

Council provides a number of online flood tools:

- to guide planning and development
- to help residents and businesses understand their flood risk and prepare for flooding.

#### Planning and Development Online Flood Tools

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 to talk to a Development Assessment Customer Liaison Officer
- visit [www.brisbane.qld.gov.au/planning-building](http://www.brisbane.qld.gov.au/planning-building)
- visit a Regional Business Centre.

#### Helping residents and businesses be prepared for flooding

Council has a range of free tools and information to help residents and businesses understand potential flood risks and how to be prepared. This includes:

- Flood Awareness Maps
- Flooding in Brisbane – A Guide for Residents
- Flooding in Brisbane – A Guide for Business
- Early Warning Alert Service. Visit [www.brisbane.qld.gov.au/earlywarning](http://www.brisbane.qld.gov.au/earlywarning) to register for email, home phone or SMS severe weather alert updates.

Note: The Flood Awareness Maps show four levels of flood likelihood from high likelihood (flooding is very likely to occur) through to very low likelihood (very rare and extreme flood events).

For more information on Council's online flood tools for residents and business:

- Visit [www.brisbane.qld.gov.au/beprepared](http://www.brisbane.qld.gov.au/beprepared)
- Phone (07) 3403 8888.



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## Disclaimer

1. Defined Flood Levels and Residential Flood Levels, and the Minimum Habitable Floor Levels are determined from the best available information to Council at the date of issue. These flood levels, for a particular property, may change if more detailed information becomes available or changes are made in the method of calculating flood levels.
2. Council makes no warranty or representation regarding the accuracy or completeness of a FloodWise Property report. Council disclaims 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 [www.brisbane.qld.gov.au/planning-building](http://www.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.