

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2025/1607

Date: 21-Oct-2025



Queensland  
Government



**Landform**  
engineering



## Proposed Development

## Site Based Stormwater Management Plan (SBSMP) Quantity

## 9 Wilton Street, Woolloongabba

CLIENT/NAZARETH LUTHERAN CHURCH

Reference/REP002-25060 - Site Based Stormwater Management Plan

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## Certified

| Name                   | Signature                                                                           | RPEQ No |
|------------------------|-------------------------------------------------------------------------------------|---------|
| Grant De Courcy Dutton |  | 33642   |

## Document Registration

| Issue | Description        | Date     | Author | Checked                             | Approved                            |
|-------|--------------------|----------|--------|-------------------------------------|-------------------------------------|
| A     | Issue For Approval | 20.07.25 | GD/OJ  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
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## 1. Introduction

### 1.1 Background

Landform has been commissioned to prepare a Site Based Stormwater Management Plan for inclusion with the Development Application for 9 Wilton Street, Woolloongabba, with Economic Development Qld (EDQ). This Report should be read in conjunction with the Civil Concept Plans, Appendix B.

This Site Based Stormwater Management Plan (SBSMP) has been prepared to:

Address the potential impact of the stormwater runoff caused by the proposed development to meet with Council's requirement for stormwater quantity management on downstream infrastructure, Item 6 of EDQ RFI Dated 23 April 2025;

6. *Submit a stormwater tech memo prepared by a Registered Professional Engineer of Queensland (RPEQ) with expertise in Hydraulic and Hydrologic Engineering, in accordance with QUDM 2016. The stormwater tech memo is to include:*

- a) pre and post development plans showing stormwater flows from the site into the lawful point of discharge; and*
- b) confirmation that the stormwater discharge from the proposed development is maintained at pre-development flows at the lawful point(s) of discharge, with no worsening of stormwater conditions to adjoining properties.*



Figure 1: Subject Site Locality (Queensland Globe)

## 2. Existing Site

The subject site occupies a single allotment, Lot 45 on RP12250. The site has an area of 759m<sup>2</sup> and is located within the Brisbane City Council LGA. The site is located within the **MU1 Mixed use (Inner city) Zone** and is currently vacant. The site is bordered by residential dwellings to the north, east, vacant land to the west & Wilton Street to the south.

### 2.1 Existing Topography

Based on Brisbane City Council (BCC) mapping and LIDAR, the natural ground levels grade generally at approximately 11% from the rear boundary to the south site's front boundary. The site has elevations ranging from approximately 19.000m AHD to 14.000m AHD.

### 2.2 Existing Stormwater Drainage Infrastructure

Based on existing asset data obtained from BCC's eBIMAP, there is no stormwater infrastructure located in close proximity to the development.

Stormwater runoff currently discharges across the site's front boundary broad sheet flow to Wilton Street Road Reserve.

Refer to Figure 2 below for available Council records of public stormwater infrastructure.



Figure 2: BCC Drainage Records

## 2.3 Flooding

The subject site is not subject to Brisbane Council flood planning overlays. The subject site is not affected by inundation overlays associated with an overland flow path.



### 3.3 External Catchment

There are no external catchments upstream of the development site.

### 3.4 Lawful Point of Discharge

The Queensland Urban Drainage Manual (QUDM), defines a lawful point of discharge test that be used to assess whether a discharge point exists at a particular location, consisting of:

- 1) The location of the discharge is under the lawful control of the local government or other statutory authority from whom permission to discharge has been received. This will include a park, drainage or road reserve, or stormwater drainage easement.
- 2) The discharge location will not cause an actionable nuisance for which the current or some future neighboring proprietor may bring an action or claim for damages arising out of the nuisance or environmental or property damage.

The designated lawful point of discharge for the proposed development will be ;

- Wilton Street road reserve, kerb and channel;



## 4. Stormwater Quantity Management

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### 4.1 Stormwater Runoff

The proposed development increases the stormwater runoff from the site by the additional flows from the new impervious areas (roofs and driveways).

The stormwater assessment has been undertaken in consideration of Brisbane City Council mapping and LIDAR information. This Report should be read in conjunction with the Civil Concept Plans, Appendix B. The pre-development catchment currently discharges surface water as broad sheet flow across the eastern boundary and roof water to Wilton Street via kerb adapters.

An assessment of the pre and post development peak discharge rates has been undertaken. The stormwater runoff will be mitigated to pre-development stormwater flows for all storm events from 63% AEP to 1% AEP, Refer to the following sections. An assessment of the pre and post development peak discharge rates is provided in the Rational Method calculations and Drains, refer to Appendix C for detailed rational method calculations

### 4.2 Hydrologic & Hydraulic Modelling

DRAINS urban drainage modelling software has been utilised for all hydrologic and hydraulic analysis. This software utilises the ILSAX runoff routing method for comparing inflow and outflow hydrographs for multiple Storm events. The methodology used was based on the principles of Australian Rainfall and Runoff (AR&R) 2019. Rainfall Intensity-Frequency-Duration (IFD) data was obtained from the Bureau of Meteorology website specifically for the development site location, which is included in Appendix C.

| Description                                | Value  |
|--------------------------------------------|--------|
| Hydrological Model                         | ILSax  |
| Paved Area Depression Storage              | 1      |
| Supplementary Area Depression Storage (mm) | 1      |
| Grassed Area Depression Storage (mm)       | 5      |
| Soil Type                                  | Normal |
| Antecedent rainfall depth for AMC (mm)     | 4      |

*Table 1: DRAINS Model Parameters*

### 4.3 Pre-development Catchments

The composition of the pre-development catchments used in the hydraulic analysis is shown in Table 2.

The catchment areas are shown in Figure 4 below;

Whilst it is noted the development is currently vacant, the site is located within the **MU1 Mixed use (Inner city) Zone**, and a conservative figure for impervious area has been calculated as a 200m<sup>2</sup>.

| SW Discharge Location        | Wilton St Road Reserve       |                            |
|------------------------------|------------------------------|----------------------------|
| Node                         | Pavement/Roof                | Landscape                  |
| Surface                      | Impervious (m <sup>2</sup> ) | Pervious (m <sup>2</sup> ) |
| Area (m <sup>2</sup> )       | 200 (Nominal Roof Area)      | 559                        |
| Percentage of area (%)       | 26%                          | 74%                        |
| Time of concentration (mins) | 5                            | 6                          |

Table 2: Pre-development Catchments

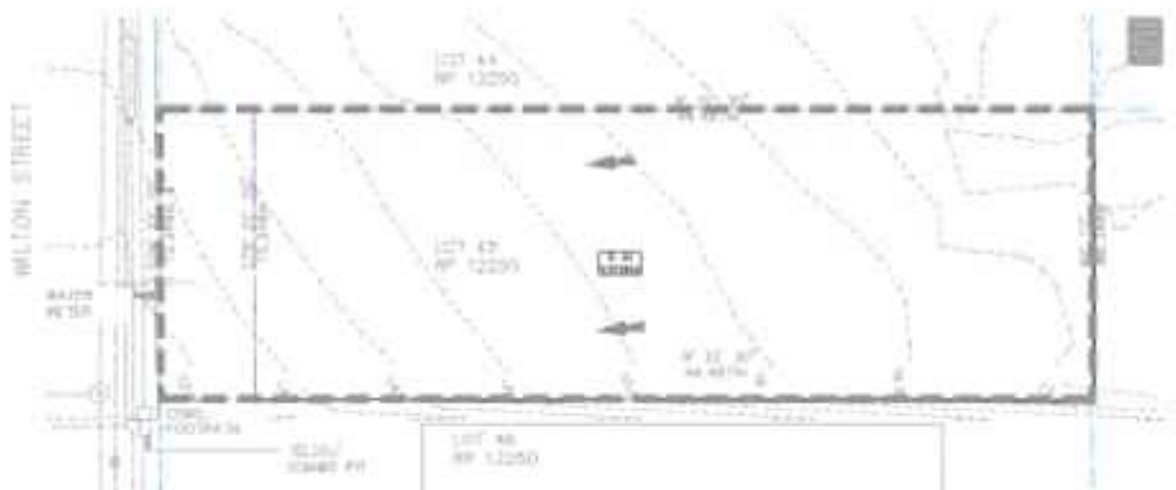


Figure 4: Pre-development Catchment Areas

#### 4.4 Post-development Catchments

The proposed development site has been divided up into sub-catchments as defined in Table 3 below.

| SW Discharge Location        | Wilton St Road Reserve       |                            |
|------------------------------|------------------------------|----------------------------|
| Node                         | Pavement/Roof                | Landscape                  |
| Surface                      | Impervious (m <sup>2</sup> ) | Pervious (m <sup>2</sup> ) |
| Area (m <sup>2</sup> )       | 664                          | 95                         |
| Percentage of area (%)       | 88%                          | 12%                        |
| Time of concentration (mins) | 5                            | 6                          |

Table 3: Post-development Site Catchments (DRAINS)

Please refer to Figure 5 below for the indicative catchment areas.

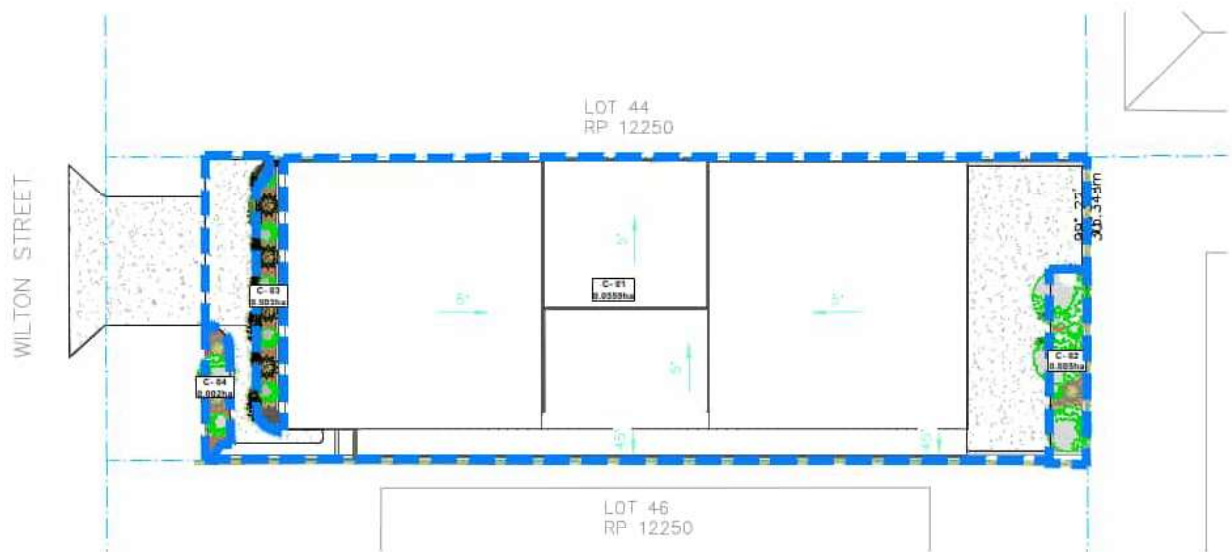


Figure 5 – Proposed Catchment Areas

## 4.5 Unmitigated Stormwater Discharge - Pre vs Post

A comparison of the pre-developments flows against the unmitigated post-development flows calculated by DRAINS are summarised in Table 4. Table 4 represents stormwater discharge to Wilton St Drainage Reserve.

| ARI (yr) | AEP | Wilton Street<br>Pre - Dev Discharge (m3/s) | Wilton Street Post - Dev<br>Discharge (m3/s) | Difference<br>(m3/s) |
|----------|-----|---------------------------------------------|----------------------------------------------|----------------------|
| 1        | 63% | 0.018                                       | 0.020                                        | +0.002               |
| 2        | 39% | 0.023                                       | 0.026                                        | +0.003               |
| 5        | 20% | 0.029                                       | 0.032                                        | +0.003               |
| 10       | 10% | 0.035                                       | 0.039                                        | +0.004               |
| 20       | 5%  | 0.041                                       | 0.045                                        | +0.004               |
| 50       | 2%  | 0.048                                       | 0.053                                        | +0.005               |
| 100      | 1%  | 0.053                                       | 0.060                                        | +0.007               |

*Table 4: Comparison of Peak Discharge Flows - Pre-development vs Unmitigated Post-Development (DRAINS)*

The results listed in Table 4 above identify that there is an increase in post-development peak stormwater flows for all Annual Recurrence Intervals (AEP) towards Wilton Street. These increases are expected due to the change in impervious areas from the pre developed condition to the post developed condition.

## 4.6 DRAINS Model Validation

The DRAINS model was validated by calculating peak discharges from the catchments using the Rational Method and comparing these results with the DRAINS values. The following parameters were adopted for the Rational Method calculations in accordance with the methodology specified in QUDM Chapter 4. Refer Appendix C for the Rational Method calculations. Fraction impervious has been referenced from BCC Planning Scheme, SC6.16 Infrastructure design planning scheme policy, Chapter 7 Stormwater drainage. Table 7.3.3.1.A—Coefficient of discharge C10 for development (post development condition & QUDM, Table 4.05.4(b) (pre development condition).

|                            | Wilton St<br>Pre-Development | Wilton St<br>Post-Development |
|----------------------------|------------------------------|-------------------------------|
| Time of Concentration (tc) | 5 mins                       | 5 mins                        |
| Runoff Coefficient (C10)   | 0.70                         | 0.88                          |

Table 5: Rational Method Parameters

The comparison shown in Table 6 below demonstrates that the DRAINS model generally overestimates peak discharges for the majority of design events in both pre and post-development scenarios. Differences of less than 5-8L/s between models are not considered significant. They are likely generated as a result of the inherent differences between the hydrograph method utilised by DRAINS for each individual sub-catchment as opposed to the peak runoff from a single catchment calculated by the Rational Method. The peak discharges given by the DRAINS model are therefore considered acceptable for the purposes of assessing the impact of the development.

| ARI<br>(yr) | AEP | Wilton Street Total Pre-Development<br>Peak Discharge (m3/s) |          |            | Wilton Street Total Post-Development<br>Unmitigated Peak Discharge (m3/s) |          |            |
|-------------|-----|--------------------------------------------------------------|----------|------------|---------------------------------------------------------------------------|----------|------------|
|             |     | DRAINS                                                       | Rational | Difference | DRAINS                                                                    | Rational | Difference |
| 1           | 63% | 0.018                                                        | 0.014    | -0.004     | 0.020                                                                     | 0.017    | -0.003     |
| 2           | 39% | 0.023                                                        | 0.019    | -0.004     | 0.026                                                                     | 0.024    | -0.002     |
| 4.48        | 20% | 0.029                                                        | 0.027    | -0.002     | 0.032                                                                     | 0.034    | +0.002     |
| 10          | 10% | 0.035                                                        | 0.032    | -0.003     | 0.039                                                                     | 0.040    | +0.001     |
| 20          | 5%  | 0.041                                                        | 0.038    | -0.003     | 0.045                                                                     | 0.048    | +0.003     |
| 50          | 2%  | 0.048                                                        | 0.049    | +0.001     | 0.053                                                                     | 0.061    | +0.008     |
| 100         | 1%  | 0.053                                                        | 0.058    | +0.005     | 0.060                                                                     | 0.069    | +0.009     |

Table 6: Wilton Street - Validation Comparison of Peak Discharge Flows for DRAINS and Rational Method

## 4.7 Proposed Detention System

A DRAINS model was prepared for the post development scenario based on a conceptual stormwater drainage layout, in order to accurately analyse the system and confirm appropriate levels for the detention tanks and outlet pipes. The system was iteratively configured to ensure that the required peak flow mitigation is provided for all storm events whilst the tank size was minimised.

An aboveground system is proposed. This will take the form of two slimline detention tanks installed against the proposed buildings as shown on the Site Services Sketch, dwg 24023 SK005 in Appendix B.

Refer to Table 7 below for design parameters used in the modelling exercise.

| OSD Tank Parameters                            | Value                         |
|------------------------------------------------|-------------------------------|
| Detention Device                               | Above Ground Slimline Tank    |
| Tank Surface Area                              | 3.5m <sup>2</sup>             |
| Tank Height                                    | 2m (min)                      |
| Tank Volume                                    | 7.0m <sup>3</sup>             |
| Detention Tank 1% AEP Storage level            | 2.0m                          |
| Outlet Configuration (Orifice Diameter and IL) | 75mm Diameter orifice at base |

*Table 7: Proposed Above Ground Detention Tank Configurations*

The detailed configuration of the detention tank is subject to further refinement during detailed engineering design.

## 4.8 Mitigated Stormwater Discharge (Pre vs Post)

Allowing for the implementation of the stormwater detention systems described above on the site as part of the development, the resulting outputs from the DRAINS model are as listed in Table 8 below.

| ARI (yr) | AEP | Pre-Development Unmitigated Peak Discharge (m3/s) | Post-Development Mitigated Peak Discharge (m3/s) | Difference (m3/s) |
|----------|-----|---------------------------------------------------|--------------------------------------------------|-------------------|
|          |     | DRAINS                                            | DRAINS                                           |                   |
| 1        | 63% | 0.018                                             | 0.015                                            | -0.003            |
| 2        | 39% | 0.023                                             | 0.019                                            | -0.004            |
| 4.48     | 20% | 0.029                                             | 0.023                                            | -0.006            |
| 10       | 10% | 0.035                                             | 0.026                                            | -0.009            |
| 20       | 5%  | 0.041                                             | 0.030                                            | -0.011            |
| 50       | 2%  | 0.048                                             | 0.048                                            | 0                 |
| 100      | 1%  | 0.053                                             | 0.053                                            | 0                 |

*Table 8: Comparison of Peak Discharge Flows - Pre-development vs Mitigated Post-Development*

As identified in the right hand columns in the above table, post development peak flow rates for all storm events between the 1 in 1 year ARI/ 63% AEP and 1 in 100 year ARI/1% AEP have been reduced to less than the comparative pre-development discharge rates. Therefore the proposed detention tank is considered to represent a suitable stormwater quantity management solution to achieve a 'non-worsening' result and avoid any adverse impacts on external properties.

## 4.9 Maintenance and Ownership

Following installation of the tank during the construction phase, the site owner will be responsible for ownership and regular maintenance of the detention tank for the life of the development.



## 5. Summary

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This Site Based Stormwater Management Plan (Quantity) report has been completed for the proposed Commercial Development at 9 Wilton Street, Woollangabba. Key findings from LANDFORM ENGINEERS's assessment and analysis are summarised below:

- All stormwater runoff from the post-development site will be discharged to a lawful point of discharge in accordance with QUDM and Brisbane City Council's Planning Scheme;
- The Legal Point of Discharge (LPOD) will be to Wilton Street Kerb and Channel;
- The results listed in Table 4 section 4.5, identifies that there is an increase in post-development peak stormwater flows towards Wilton St. Stormwater quantity treatment/on-site detention measures are proposed to mitigate post development peak flow rates for all storm events between the 1 in 1 year ARI/ 63% AEP and 1 in 100 year ARI/1% AEP, resulting in no adverse effects to surrounding properties;
- A 7000 Litre above ground detention tank shall be installed onsite to capture and mitigate the total post developed stormwater runoff from the site to at or below the pre-developed stormwater runoff volume.

# Appendix A

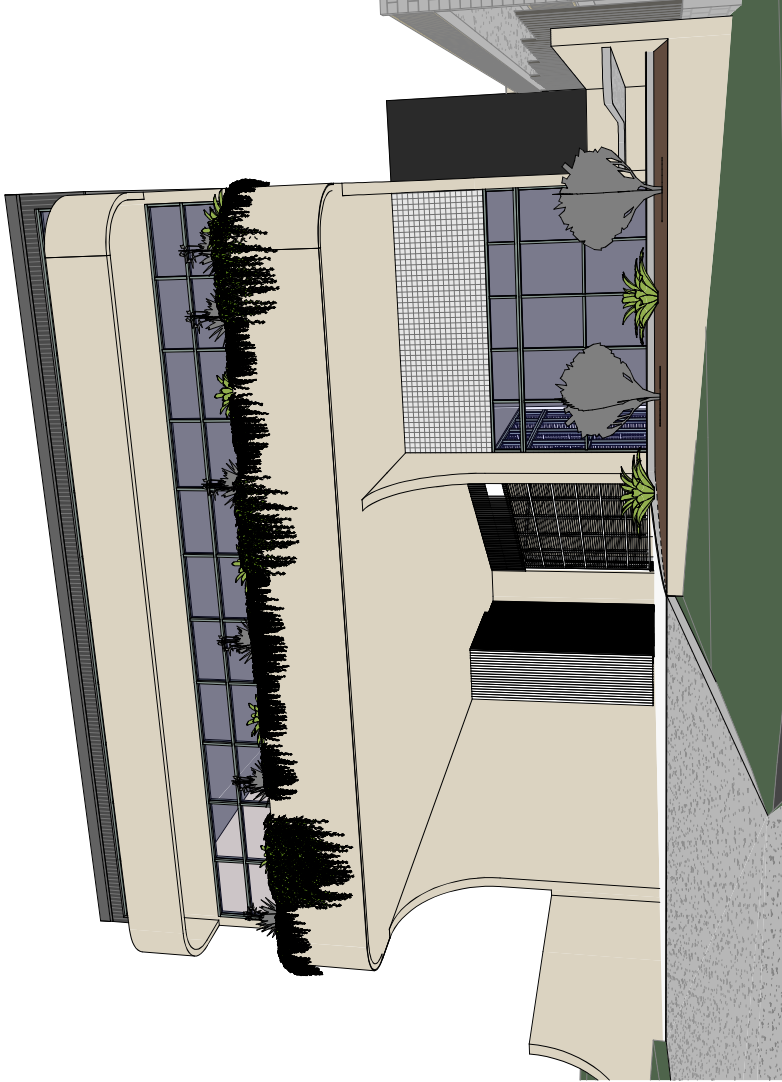
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## Proposed Development Site Plans

# 9 WILTON STREET, WOOLLOONGABBA QLD

## NAZARETH LUTHERAN CHURCH

### DEVELOPMENT APPLICATION



3D STREET VIEW



0 - Owner

F - File

C - Certifier

S - Structural Engineer

B - Builder

P - Planner

E - Energy Assessor

T - Traffic Engineer

H - Heritage

Client Name

NAZARETH LUTHERAN CHURCH

Project

WOOLLOONGABBA QLD

Drawing Name

COVER PAGE

Scale:

Job No:

PM1124

Drawn By:

DJ

Drawing No: DA000

Checked by:

KK

Date:

08/07/25

Stage:

DA

Issue:

E

| DRAWING ISSUE |          |                 |
|---------------|----------|-----------------|
| Issue         | Date     | Description     |
| E             | 08/07/25 | REVISED SETBACK |

| DRAWING LIST |                                                       |       |        |
|--------------|-------------------------------------------------------|-------|--------|
| Pages        | Sheet Name                                            | Scale | Issued |
| DA000        | COVER PAGE                                            | N/A   | E      |
| DA002        | SITE PLAN EXISTING                                    | 1:200 | E      |
| DA003        | SITE PLAN PROPOSED                                    | 1:200 | E      |
| DA004        | FLOOR PLANS PROPOSED                                  | 1:200 | E      |
| DA005        | SOUTH & WEST ELEVATIONS                               | 1:100 | E      |
| DA006        | NORTH ELEVATION                                       | 1:100 | E      |
| DA007        | EAST ELEVATIONS PROPOSED                              | 1:100 | E      |
| DA008        | SOLAR CONTEXT ANALYSIS                                | 1:100 | E      |
| DA009        | WINTER SOLSTICE SOLAR SITE STUDY                      | 1:100 | E      |
| DA010        | WINTER SOLSTICE SOLAR SECTION STUDY                   | 1:100 | E      |
| DA011        | SUMMER SOLSTICE SOLAR SITE STUDY                      | 1:100 | E      |
| DA012        | SUMMER SOLSTICE SOLAR SECTION STUDY                   | 1:100 | E      |
| DA013        | PREVAILING BREEZE CONTEXT ANALYSIS                    | 1:100 | E      |
| DA014        | CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) | 1:100 | E      |
| DA015        | CPTED PASSIVE SURVEILLANCE                            | 1:100 | E      |
| DA016        | CPTED PRIVACY TO ADJOINING NEIGHBOURS                 | 1:100 | E      |
| DA017        | CPTED CROSS-BLOCK SECURITY                            | 1:100 | E      |
| DA018        | CONTEXTUALISING FUTURE DEVELOPMENTS                   | 1:100 | E      |

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### SCHEME SUMMARY

9 WILTON STREET IS ZONED AS PRECINCT 3 IN THE UPCOMING WOOLLOONGABBA PLANNING SCHEME. THE PROPOSED SCHEME LISTS A NUMBER OF PREFERRED LAND USES FOR FUTURE DEVELOPMENTS. THE PROPOSED DEVELOPMENT WOULD OFFER TENANCY SPACES SUITABLE TO ACCOMMODATE SOME OF THE BELOW USES:

- FOOD AND DRINK OUTLET
- OFFICE
- SHOP (WHERE NO GREATER THAN 250M<sup>2</sup> FOR ANY INDIVIDUAL TENANCY)

PROPOSED HEIGHT: 2 STOREYS  
MAXIMUM HEIGHT AS PER THE WOOLLOONGABBA PLAN SEPTEMBER 2024: 12 STOREYS

HERITAGE CONTEXT

THE NAZARETH LUTHERAN CHURCH, LOCATED AT 12 HAWTHORNE ST, WOOLLOONGABBA, NEIGHBOURS THE DEVELOPMENT SITE, AND IS A PLACE OF SIGNIFICANT VALUE AND HERITAGE TO THE AREA. IN PUTTING FORWARD ANY PROPOSAL FOR SITES NEIGHBOURING THE CHURCH, IT IS ESSENTIAL TO DESIGN IN A WAY THAT MAINTAINS THE RESPECT THAT THIS HERITAGE PLACE DESERVES, NOT ONLY THE CHURCH, BUT THE PROPERTIES EITHER SIDE WHICH ARE PART OF ITS COMMUNITY.

AS PER THE WOOLLOONGABBA PLAN MAY 2024, DEVELOPMENTS MUST PROVIDE: *AN INTERFACE TO THE NAZARETH LUTHERAN CHURCH THAT RESPONDS TO ITS 'SCALE AND ENHANCES THE CHARACTER OF ITS HERITAGE PLACE.*

RECOMMENDATION

THE PROPOSED DEVELOPMENT, SHOULD TAKE THE NAZARETH LUTHERAN CHURCH'S SCALE INTO CONSIDERATION, ENSURING THAT IT DOES NOT CREATE A MASS THAT TOWERS OVER THE CHURCH.

AN APPROPRIATE DESIGN WILL ENSURE THAT THE PROPOSED DEVELOPMENT WILL NOT BE TALLER THAN THE CHURCH OR ITS ADJOINING OWNED BUILDINGS AND ENSURE IT MINIMISES ANY RISK OF REDUCING THE QUALITY OF THE SITES.

THE WILTON STREETScape FEATURES A DIVERSE MIX OF ARCHITECTURAL STYLES, INCLUDING HERITAGE HOMES, MODERN RESIDENTIAL TOWERS, AND COMMERCIAL WAREHOUSE STRUCTURES. WHILE THERE IS LIMITED VISUAL CONSISTENCY AMONG EXISTING FACADES, THE PROPOSED DEVELOPMENT IS DESIGNED TO INTEGRATE SENSITIVELY INTO THIS VARIED CONTEXT AND WILL NOT APPEAR OUT OF PLACE WITHIN THE EXISTING DIVERSE STREETScape.



WILTON STREET

08 DWELLING (IN POSSESSION OF CLIENT)

11 HAWTHORNE ST, WOOLLOONGABBA

09 NEIGHBOURING VACANT BLOCK (IN POSSESSION OF CLIENT)

11 HAWTHORNE ST, WOOLLOONGABBA

10 PROPOSED VACANT DEVELOPMENT SITE

9 WILTON ST, WOOLLOONGABBA

11 NEIGHBOURING MULTI-RESIDENTIAL UNITS

7 WILTON ST WOOLLOONGABBA

12 VACANT BLOCK

14 WILTON ST WOOLLOONGABBA

13 DWELLING

12 WILTON ST WOOLLOONGABBA

14 ON-GRADE PAID CAR PARKING

10 WILTON ST WOOLLOONGABBA

HAWTHORNE STREET

01 NAZARETH RESIDENTIAL AGED CARE

23 HAWTHORNE ST, WOOLLOONGABBA

02 NAZARETH LUTHERAN EARLY LEARNING CENTRE

20 HAWTHORNE ST, WOOLLOONGABBA

03 NAZARETH LUTHERAN CHURCH

12 HAWTHORNE ST, WOOLLOONGABBA

04 NAZARETH LUTHERAN CHURCH RETIREMENT UNITS

10 HAWTHORNE ST, WOOLLOONGABBA

IPSWICH ROAD

05 COMMERCIAL BLOCK LEASED TO LASERFORCE

55 IPSWICH RD, WOOLLOONGABBA

06 COMMERCIAL BLOCK OCCUPIED BY EMPIRE OFFICE FURNITURE

61 IPSWICH RD, WOOLLOONGABBA

07 COMMERCIAL BLOCKS OCCUPIED BY JAYCAR ELECTRONICS

65 IPSWICH RD, WOOLLOONGABBA

Existing Site Context Map

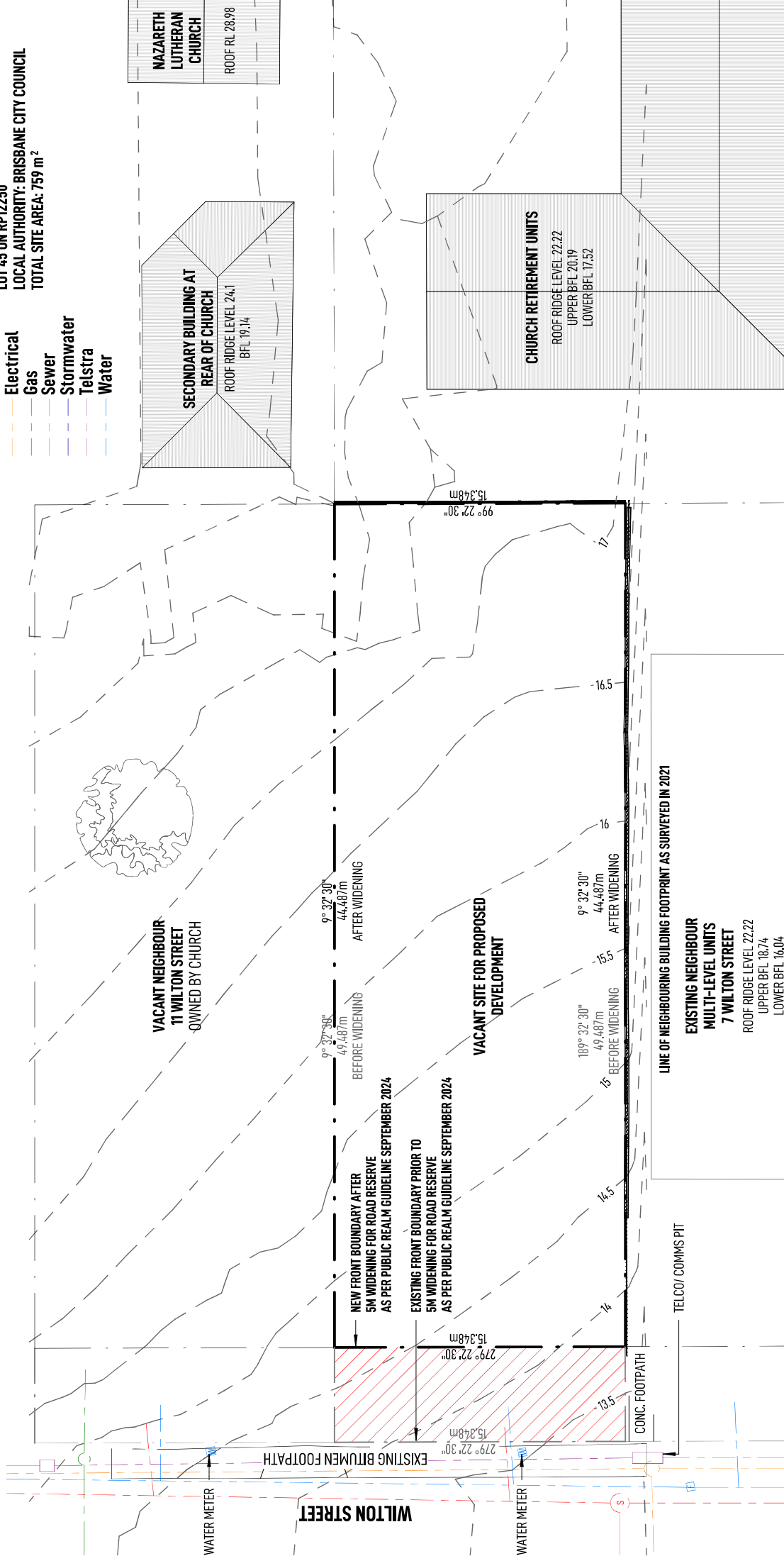


Hawthorne Street View

LEGEND

- Electrical
- Gas
- Sewer
- Stormwater
- Telstra
- Water

REAL PROPERTY DESCRIPTION  
LOT 45 ON RP12250  
LOCAL AUTHORITY: BRISBANE CITY COUNCIL  
TOTAL SITE AREA: 759 m<sup>2</sup>



1 SITE PLAN EXISTING

SCALE 1:200

PLACE  
MATE

Client Name

NAZARETH LUTHERAN CHURCH

Project

9 WILTON ST,  
WOOLLOONGABBA QLD

Drawing Name

SITE PLAN EXISTING

Scale: 1:200 Job No: PM1124

Drawn By: DJ Drawing No: DA002

Checked by: KK Date: 08/07/25

Stage: DA Issue: E

PROPOSED HEIGHT: 2 STOREYS  
MAXIMUM HEIGHT AS PER THE WOOLLOONGABBA PLAN SEPTEMBER 2024: 12 STOREYS

GROSS FLOOR AREA

| Name               | Area                  |
|--------------------|-----------------------|
| Lower Level        |                       |
| Tenantable Area    | 30.06 m <sup>2</sup>  |
| Upper Level        |                       |
| Atrium Circulation | 36.61 m <sup>2</sup>  |
| Tenantable Areas   | 347.78 m <sup>2</sup> |
| Washrooms          | 40.36 m <sup>2</sup>  |
| Total GFA          | 454.81 m <sup>2</sup> |

REAL PROPERTY DESCRIPTION  
LOT 45 ON RP12250  
LOCAL AUTHORITY: BRISBANE CITY COUNCIL  
TOTAL SITE AREA: 759 m<sup>2</sup>

EXISTING FRONT BOUNDARY PRIOR TO  
5M WIDENING FOR ROAD RESERVE  
AS PER PUBLIC REALM GUIDELINE SEPTEMBER 2024.

NEW FRONT BOUNDARY AFTER  
5M WIDENING FOR ROAD RESERVE  
AS PER PUBLIC REALM GUIDELINE SEPTEMBER 2024.

ELEVATED GARDEN PLANTER

VACANT NEIGHBOUR  
11 WILTON STREET  
OWNED BY CHURCH

SECONDARY BUILDING AT  
REAR OF CHURCH

ROOF RIDGE LEVEL 24.1  
BFL 19.14

NAZARETH  
LUTHERAN  
CHURCH

ROOF RL 28.98

PROPOSED  
NEW DEVELOPMENT  
APPROX. LEVELS  
SUBJECT TO ENGINEERING  
UPPER BFL 19.70  
LOWER BFL 14.70

5°

PORTION OF  
TRANSLUCENT  
ROOF SHEETING

5°

5°

CHURCH RETIREMENT UNITS

ROOF RIDGE LEVEL 22.22  
UPPER BFL 20.19  
LOWER BFL 17.52

PAVED LANDSCAPED  
AREA BELOW

15.348m  
279° 22' 30"

9° 32' 30"  
44.487m  
AFTER WIDENING

NEW FENCE ABOVE RETAINING WALL TO COMPLY WITH FALL SAFETY

1360

LINE OF NEIGHBOURING BUILDING FOOTPRINT AS SURVEYED IN 2021

EXISTING NEIGHBOUR  
MULTI-LEVEL UNITS  
7 WILTON STREET

ROOF RIDGE LEVEL 22.22  
UPPER BFL 18.74  
LOWER BFL 16.04  
CARPARK FL 13.16

9° 32' 30"  
44.487m  
AFTER WIDENING

6005  
OMP

1 SITE PLAN PROPOSED

SCALE 1:200

Client Name

NAZARETH LUTHERAN  
CHURCH

Project

9 WILTON ST,  
WOOLLOONGABBA QLD

Drawing Name

SITE PLAN PROPOSED

Scale: 1:200 Job No: PM1124

Drawn By: DJ Drawing No: DA003

Checked by: KK Date: 08/07/25

Stage: DA Issue: E



REAL PROPERTY DESCRIPTION

LOT 45 ON RP12250  
LOCAL AUTHORITY: BRISBANE CITY COUNCIL  
TOTAL SITE AREA: 759 m<sup>2</sup>

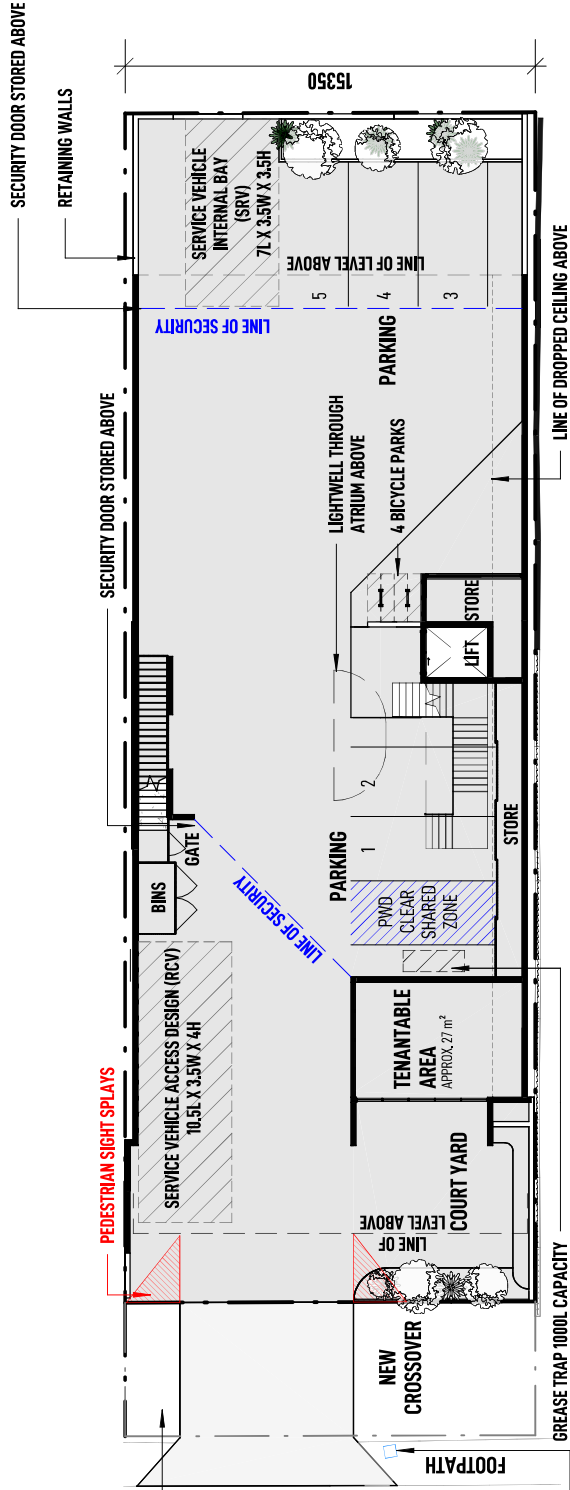
5M WIDENING FOR ROAD RESERVE  
AS PER PUBLIC REALM GUIDELINE SEPTEMBER 2024.

WILTON ST

EXISTING WATER METER

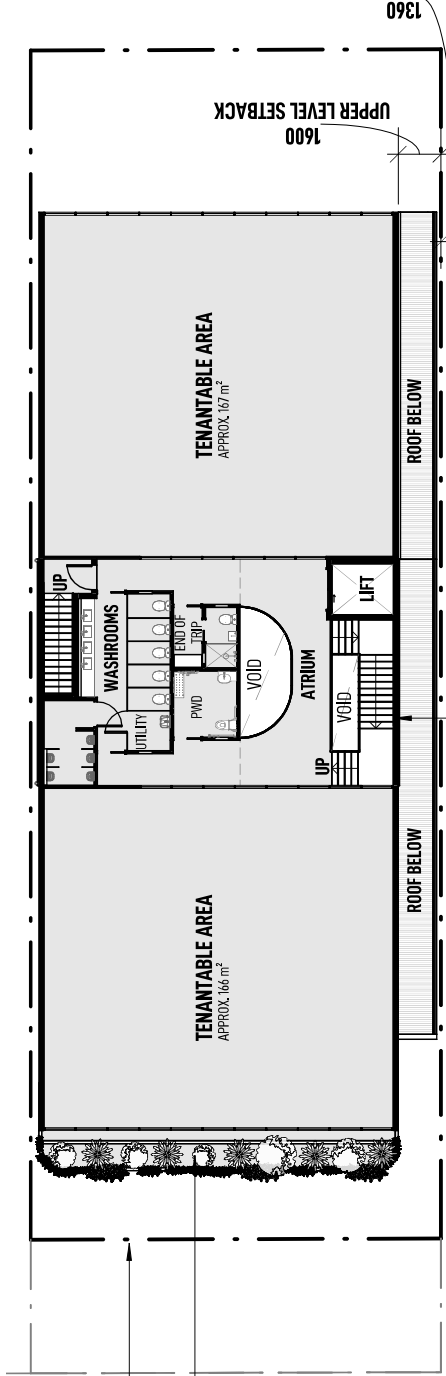
1 LOWER FLOOR PLAN PROPOSED

SCALE 1:200



2 UPPER FLOOR PLAN PROPOSED

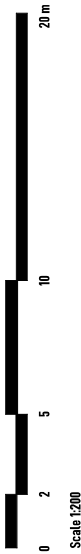
SCALE 1:200



3 FLOOR PLANS PROPOSED

SCALE 1:200

LINE OF NEIGHBOURING BUILDING  
FOOTPRINT AS SURVEYED IN 2021



Client Name

NAZARETH LUTHERAN CHURCH  
9 WILTON ST,  
WOOLLOONGABBA QLD

Drawing Name

FLOOR PLANS PROPOSED

Scale: 1:200 Job No: PM1124

Drawn By: DJ Drawing No: DA004

Checked by: KK Date: 08/07/25

Stage: DA Issue: E

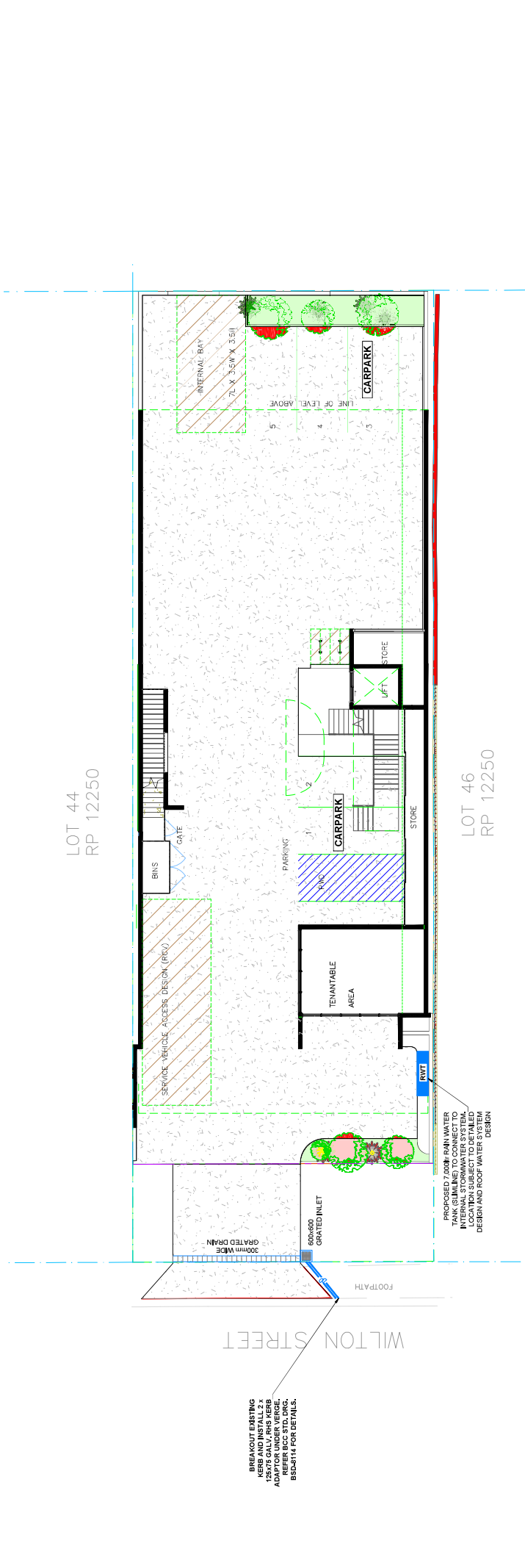
# Appendix B

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## Concept Civil Engineering Design Plans



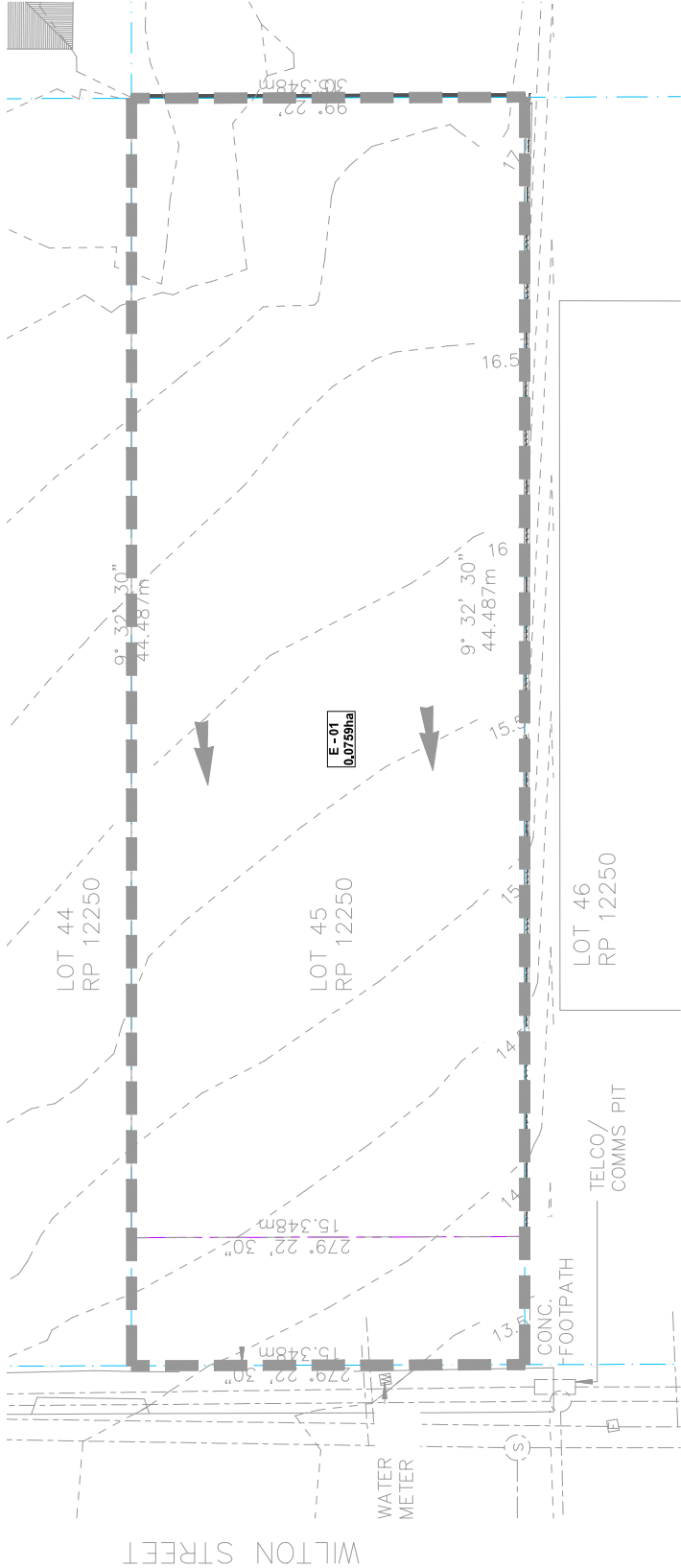
|                                          |                         |
|------------------------------------------|-------------------------|
| EXISTING BOUNDARY                        | ---                     |
| PROPOSED BOUNDARY                        | ---                     |
| EXISTING CONTOURS (AT 0.2m INTERVALS)    | - - - 22.5 -            |
| PROPOSED CONTOURS (AT 0.2m INTERVALS)    | - - - 22.5 -            |
| EXISTING OVERHEAD ELECTRICAL             | - - - E <sub>OH</sub> - |
| EXISTING COMMUNICATIONS CONDUIT          | - - - E <sub>C</sub> -  |
| EXISTING SEWER RETICULATION              | - - - E <sub>S</sub> -  |
| EXISTING WATER RETICULATION              | - - - E <sub>W</sub> -  |
| PROPOSED STORMWATER                      | - - - -                 |
| PROPOSED 7500L RAIN WATER TANK DETENTION | 0 --- 0                 |
| RWT                                      | --->                    |

[illegible]

LEGEND

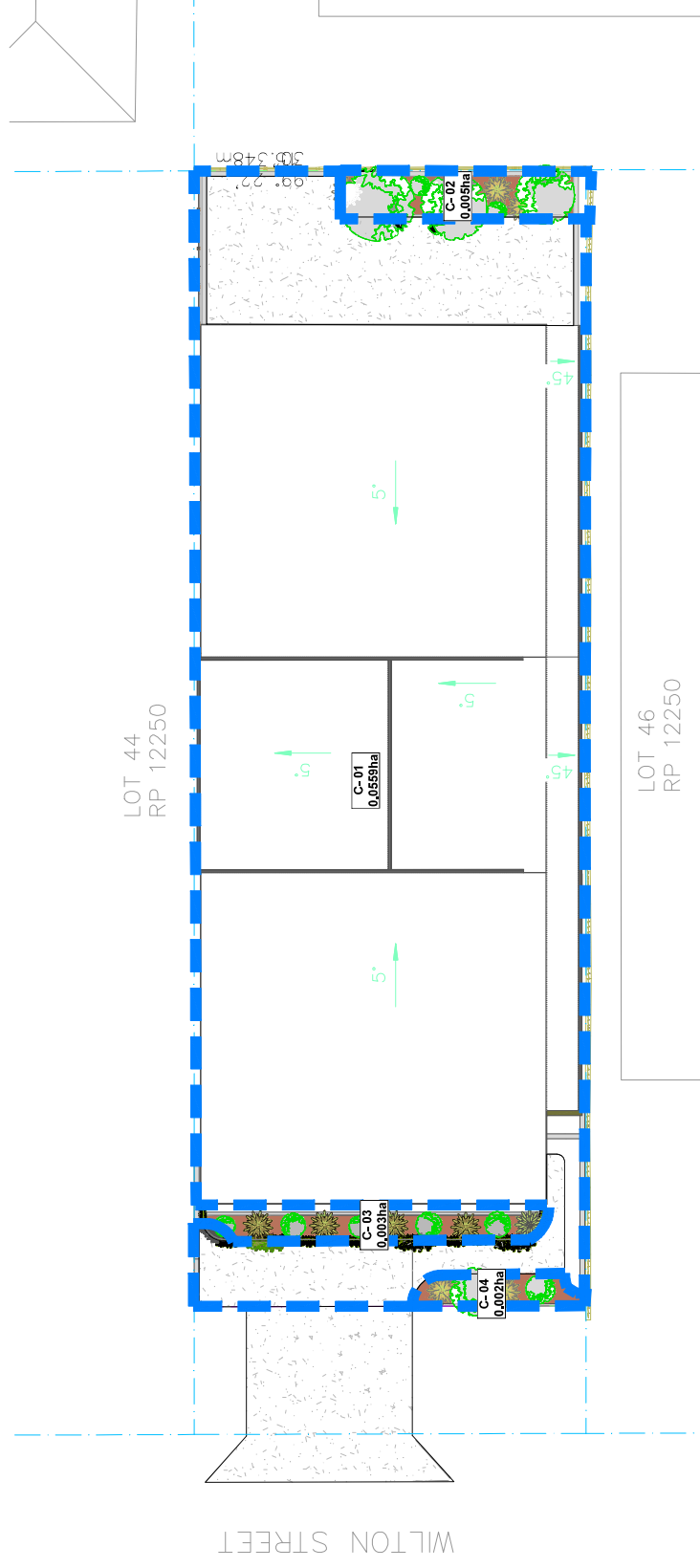
- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- EXISTING CONTOURS (AT 0.1m INTERVALS)
- EXISTING OVERHEAD ELECTRICAL
- EXISTING COMMUNICATIONS CONDUIT
- EXISTING SEWER RETICULATION
- EXISTING WATER RETICULATION
- EXISTING CATCHMENT
- EXISTING CATCHMENT FLOW
- EXISTING CATCHMENT LABEL

E-01  
1.00ha



|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|-----------|--|-----------------------------|--|---------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------|--|-----------------------------------------------------------|--|------------------------------------------------------------------------------|--|-------------------------------------------------------------------|--|
| REVISIONS |  | SCALE BAR                   |  | NORTH ARROW                                                                           |  | Landform<br>engineering                                                               |  | CLIENT<br>Lutheran Church of South Brisbane<br>PLACE MATE |  | PROJECT TITLE<br>COMMERCIAL. DEVELOPMENT<br>9 WILTON STREET<br>WOOLLOONGABBA |  | DRAWING STATUS<br>NOT TO BE USED FOR CONSTRUCTION<br>FOR APPROVAL |  |
|           |  | 0 1 2 3 4 5m<br>SCALE 1:100 |  |  |  |  |  | PROJECT LEADER<br>GD                                      |  | DESIGNER<br>GD                                                               |  | SHEET NO.<br>A1                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  | JOB NO.<br>25060                                          |  | JOB NAME<br>PRE - DEVELOPED STORMWATER<br>CATCHMENTS                         |  | SHEET TOTAL<br>SK006<br>A                                         |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
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|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
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|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
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|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
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|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
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|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |
|           |  |                             |  |                                                                                       |  |                                                                                       |  |                                                           |  |                                                                              |  |                                                                   |  |

|        |                                 |
|--------|---------------------------------|
|        | EXISTING BOUNDARY               |
|        | PROPOSED BOUNDARY               |
| — EtOH | EXISTING OVERHEAD ELECTRICAL    |
| — Et T | EXISTING COMMUNICATIONS CONDUIT |
| — Et S | EXISTING SEWER RETICULATION     |
| — Et W | EXISTING WATER RETICULATION     |
|        | PROPOSED CATCHMENT              |
|        | PROPOSED CATCHMENT FLOW         |
|        | PROPOSED CATCHMENT LABEL        |

[illegible]

# Appendix C

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## Rational Method Calculations & BOM IFD Data

## RATIONAL METHOD CALCULATIONS

### Pre-Development

#### Existing Catchments

E-01

Time of Concentration: **5.0** minutes

Node SITE

| Sub-Catchment Areas (ha) | Impervious | Pervious | Total |
|--------------------------|------------|----------|-------|
|                          | 0.020      | 0.056    | 0.076 |

C10 Runoff Coefficient **0.70** QUDM Table 4.5.4 1I10 = 70

| ARI (YRS) | AEP | Rainfall Intensity (mm/hr) | Fy   | Runof Coefficient | Peak Discharge (m3/s) |
|-----------|-----|----------------------------|------|-------------------|-----------------------|
| 1         | 63% | 117                        | 0.80 | 0.56              | 0.014                 |
| 2         | 39% | 151                        | 0.85 | 0.60              | 0.019                 |
| 5         | 20% | 191                        | 0.95 | 0.67              | 0.027                 |
| 10        | 10% | 215                        | 1.00 | 0.70              | 0.032                 |
| 20        | 5%  | 248                        | 1.05 | 0.74              | 0.038                 |
| 50        | 2%  | 291                        | 1.15 | 0.81              | 0.049                 |
| 100       | 1%  | 325                        | 1.20 | 0.84              | 0.058                 |

### Post-Development

#### Proposed Catchments

C-01 - C-04

Time of Concentration: **5.0** minutes

Node SITE

| Sub-Catchment Areas (ha) | Impervious | Pervious | Total |
|--------------------------|------------|----------|-------|
|                          | 0.066      | 0.010    | 0.076 |

C10 Runoff Coefficient **0.88** BCC Table 7.3.3.1.A 1I10 = 67.4

| ARI (YRS) | AEP | Rainfall Intensity (mm/hr) | Fy   | Runof Coefficient | Peak Discharge (m3/s) |
|-----------|-----|----------------------------|------|-------------------|-----------------------|
| 1         | 63% | 117                        | 0.80 | 0.70              | 0.017                 |
| 2         | 39% | 151                        | 0.85 | 0.75              | 0.024                 |
| 5         | 20% | 191                        | 0.95 | 0.84              | 0.034                 |
| 10        | 10% | 215                        | 1.00 | 0.88              | 0.040                 |
| 20        | 5%  | 248                        | 1.05 | 0.92              | 0.048                 |
| 50        | 2%  | 291                        | 1.15 | 1.00              | 0.061                 |
| 100       | 1%  | 325                        | 1.20 | 1.00              | 0.069                 |

## Location

**Label:** Woolloongabba

**Latitude:** -27.493 [Nearest grid cell: 27.4875 (S)]

**Longitude:** 153.038 [Nearest grid cell: 153.0375 (E)]

## IFD Design Rainfall Intensity (mm/h)

Issued: 21 July 2025

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).

[FAQ for New ARR probability terminology](#)

| Duration | Annual Exceedance Probability (AEP) |      |      |      |      |      |      |
|----------|-------------------------------------|------|------|------|------|------|------|
|          | 63.2%                               | 50%# | 20%* | 10%  | 5%   | 2%   | 1%   |
| 1 min    | 158                                 | 179  | 243  | 287  | 329  | 385  | 427  |
| 2 min    | 131                                 | 149  | 204  | 243  | 281  | 332  | 371  |
| 3 min    | 123                                 | 139  | 191  | 227  | 262  | 308  | 344  |
| 4 min    | 117                                 | 133  | 182  | 215  | 248  | 291  | 324  |
| 5 min    | 112                                 | 127  | 174  | 205  | 236  | 276  | 307  |
| 10 min   | 92.3                                | 105  | 142  | 167  | 192  | 223  | 247  |
| 15 min   | 78.3                                | 88.6 | 121  | 142  | 163  | 189  | 210  |
| 20 min   | 68.1                                | 77.1 | 105  | 124  | 142  | 165  | 183  |
| 25 min   | 60.4                                | 68.4 | 93.3 | 110  | 126  | 147  | 163  |
| 30 min   | 54.4                                | 61.6 | 84.1 | 99.3 | 114  | 133  | 148  |
| 45 min   | 42.3                                | 47.9 | 65.6 | 77.6 | 89.4 | 105  | 117  |
| 1 hour   | 34.9                                | 39.6 | 54.3 | 64.4 | 74.3 | 87.6 | 97.9 |
| 1.5 hour | 26.4                                | 29.9 | 41.2 | 49.0 | 56.7 | 67.2 | 75.4 |
| 2 hour   | 21.6                                | 24.4 | 33.7 | 40.1 | 46.6 | 55.5 | 62.4 |
| 3 hour   | 16.2                                | 18.3 | 25.4 | 30.3 | 35.3 | 42.2 | 47.7 |
| 4.5 hour | 12.2                                | 13.8 | 19.2 | 23.0 | 26.9 | 32.3 | 36.6 |
| 6 hour   | 9.99                                | 11.3 | 15.8 | 19.0 | 22.3 | 26.8 | 30.5 |
| 9 hour   | 7.60                                | 8.65 | 12.1 | 14.6 | 17.2 | 20.8 | 23.7 |
| 12 hour  | 6.28                                | 7.16 | 10.1 | 12.2 | 14.4 | 17.5 | 20.0 |
| 18 hour  | 4.81                                | 5.52 | 7.85 | 9.56 | 11.3 | 13.8 | 15.8 |
| 24 hour  | 3.98                                | 4.59 | 6.59 | 8.05 | 9.55 | 11.7 | 13.4 |
| 30 hour  | 3.44                                | 3.97 | 5.74 | 7.04 | 8.38 | 10.3 | 11.9 |
| 36 hour  | 3.04                                | 3.52 | 5.12 | 6.30 | 7.52 | 9.26 | 10.7 |
| 48 hour  | 2.49                                | 2.90 | 4.26 | 5.26 | 6.30 | 7.80 | 9.02 |
| 72 hour  | 1.86                                | 2.17 | 3.22 | 4.00 | 4.82 | 5.99 | 6.96 |
| 96 hour  | 1.49                                | 1.74 | 2.59 | 3.23 | 3.89 | 4.86 | 5.66 |
| 120 hour | 1.24                                | 1.45 | 2.16 | 2.69 | 3.24 | 4.05 | 4.72 |
| 144 hour | 1.06                                | 1.24 | 1.84 | 2.28 | 2.75 | 3.43 | 4.01 |
| 168 hour | 0.931                               | 1.08 | 1.59 | 1.97 | 2.37 | 2.94 | 3.44 |

Note:

# The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI.

\* The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.

This page was created at **12:48 on Monday 21 July 2025 (AEST)**

# Appendix D

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## Floodwise Property Report

# FloodWise Property Report

9 WILTON ST, WOOLLOONGABBA 4102  
Lot 45 on RP12250



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](#) webpage. 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](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.

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.

## 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 disdains 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.