16 October 2025

Darren Dougan
Managing Director
Sarazin Pty Ltd
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Via email: Darren.dougan@sarazin.com.au

Dear Darren

Our ref: 25020322_L02_V03.docx

Overland Flow Flooding Assessment for Silk Lane, 8-12 Trafalgar Street, Woolloongabba

1 INTRODUCTION

We understand that Sarazin are progressing with the Silk Lane project, located on 8-12 Trafalgar Street, Woolloongabba. The project site is located within the Brisbane City Council (BCC) Local Government Area (LGA) and comprises three distinct stages which are illustrated in Figure 1-1, being:

- Silk 1 – the eastern most site, which has already been approved and constructed
- Silk 2 – the central site, which we understand is approved, and
- Silk 3 – the western most site, which we understand is approved.

We understand that a change request (by others) is being prepared to separate the Silk 3 approvals from Silk 2, allowing Silk 3 to be constructed prior to Silk 2. Water Technology Pty Ltd (WT) have been commissioned to prepare an overland flow flooding assessment for the proposed developments at Silk 2 and 3 using the latest modelling available.

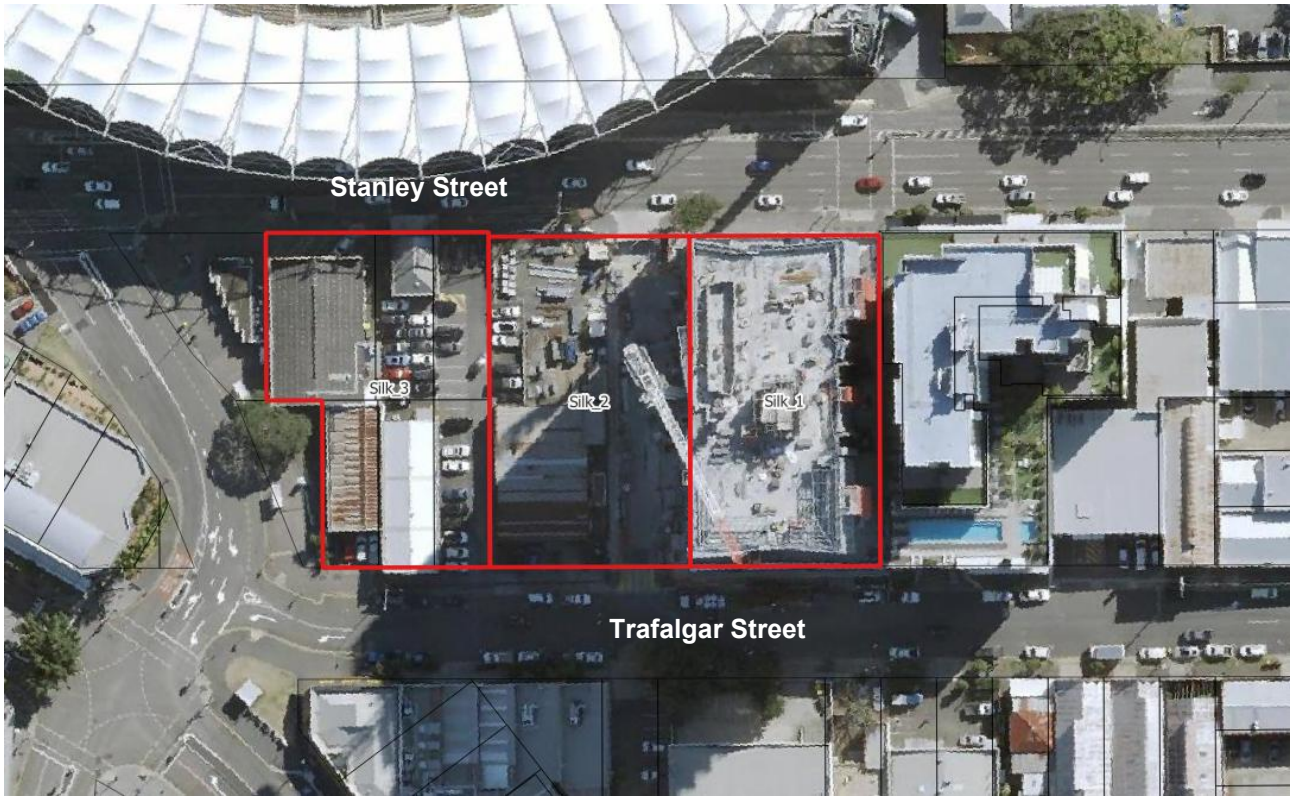


Figure 1-1 Site Locality

1.1 Scope of Works

This report has been prepared to specifically assess the impacts of the proposed developments for Silk 2 and Silk 3 on existing flooding at the site and seeks to demonstrate that a compliant development outcome in relation to Brisbane City Council's (BCC) current planning scheme and flood code provisions can be achieved. Separate technical assessments and reports relating to other matters of the development such as civil, on-site stormwater and related aspects are addressed and reported by others separately to this report.

Further details relating to the methodology and findings for the assessments are discussed separately in the chapters of this report which follow.

2 BACKGROUND

2.1 Site Description and Proposed Development

The proposed development is located within the Norman Creek catchment. The Norman Creek catchment is located south-east of Brisbane City within the BCC LGA area and is bounded by the Oxley Creek catchment, Bulimba Creek catchment, Perrin Creek catchment and the Brisbane River catchment. Norman Creek, which has a catchment area of approximately 29.8 km^2 to its confluence with the Brisbane River, originates in Toohey Forest and the suburb of Mount Gravatt, and includes a number of major and minor tributaries.

It is proposed that the development will consist of a mix of commercial and residential use. As shown in Figure 2-1, the site is located at the corner of Stanley Street, Jurgens Street and Trafalgar Street, with a ground level comprising car park entry and commercial tenancies.

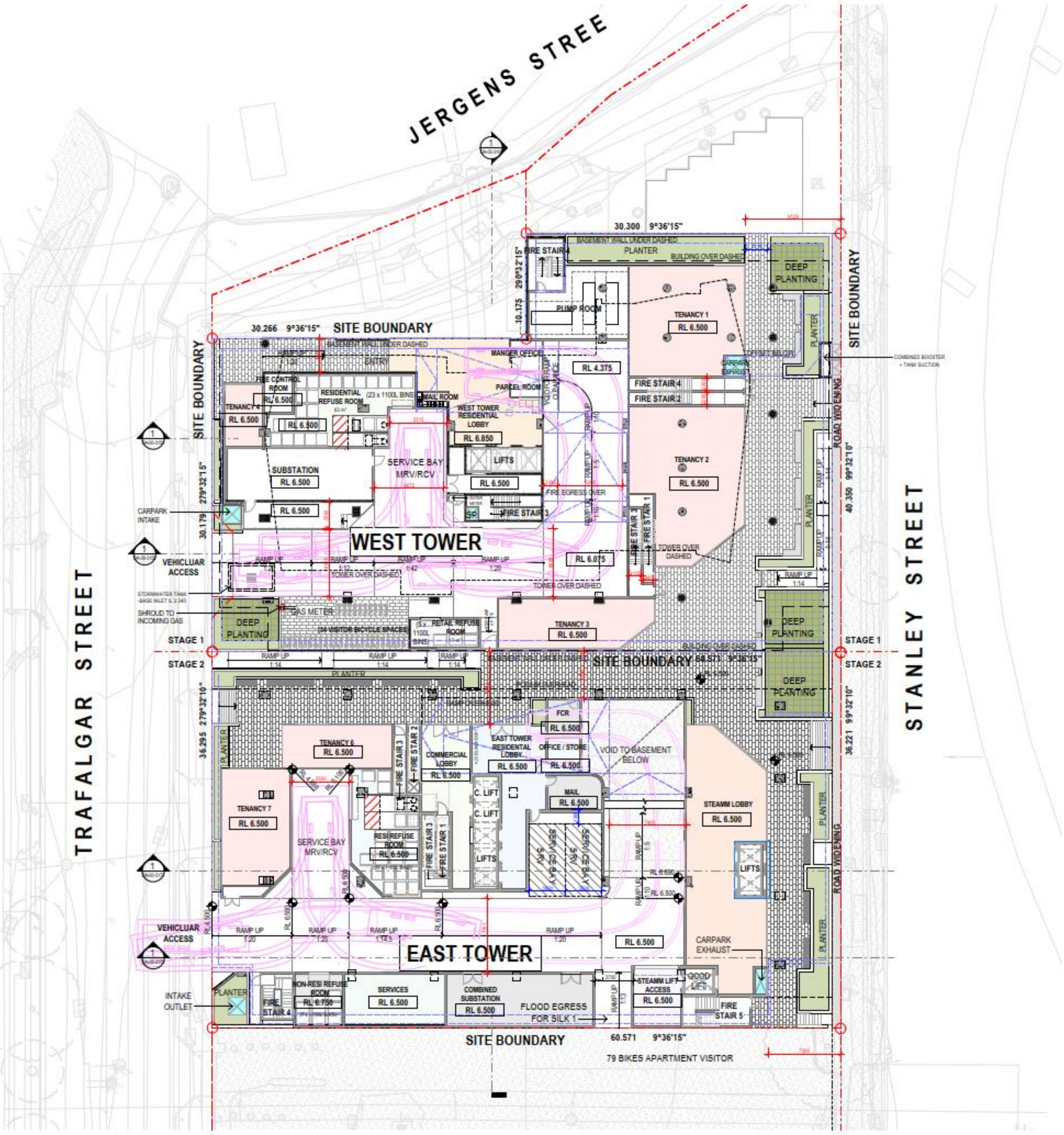


Figure 2-1 Level 1 (Ground Entry) Floor Plan (Source: GSA, 2025)

2.2 Available Data

Overland flowpath flooding in the Brisbane LGA has been assessed in detail by BCC and GHD in 2017 to assist in informing localised flooding in overland catchments (BCC, 2017). This modelling assessed flooding in design events up to and including the 0.05% AEP design flood events across the entire BCC LGA and was used to assist Council in quantifying flooding behaviour in local overland catchments.

The Silk Lane development is located within the Norman sub-model. WT have previously obtained the Norman sub-model under a licence agreement for a flooding assessment of the Nuage development on Nile Street to the south of the Silk Lane development. As part of the assessment undertaken for the Nuage development, the model was modified to better reflect the existing conditions within the study area including:

- Replacement of virtual pipes with stormwater inlet pits and pipe infrastructure obtained from BCC's eBIMPAP2 online portal;
- Inclusion of site survey; and
- Refinement of model parameters, particularly how building structures are represented in the hydraulic model.

This modified Norman sub-model has been used as the basis for the flood assessment undertaken as part of this project. Additional modifications have been made to represent existing conditions relevant to the Silk Development location.

The extent of the Norman sub-model is presented in Figure 2-2.

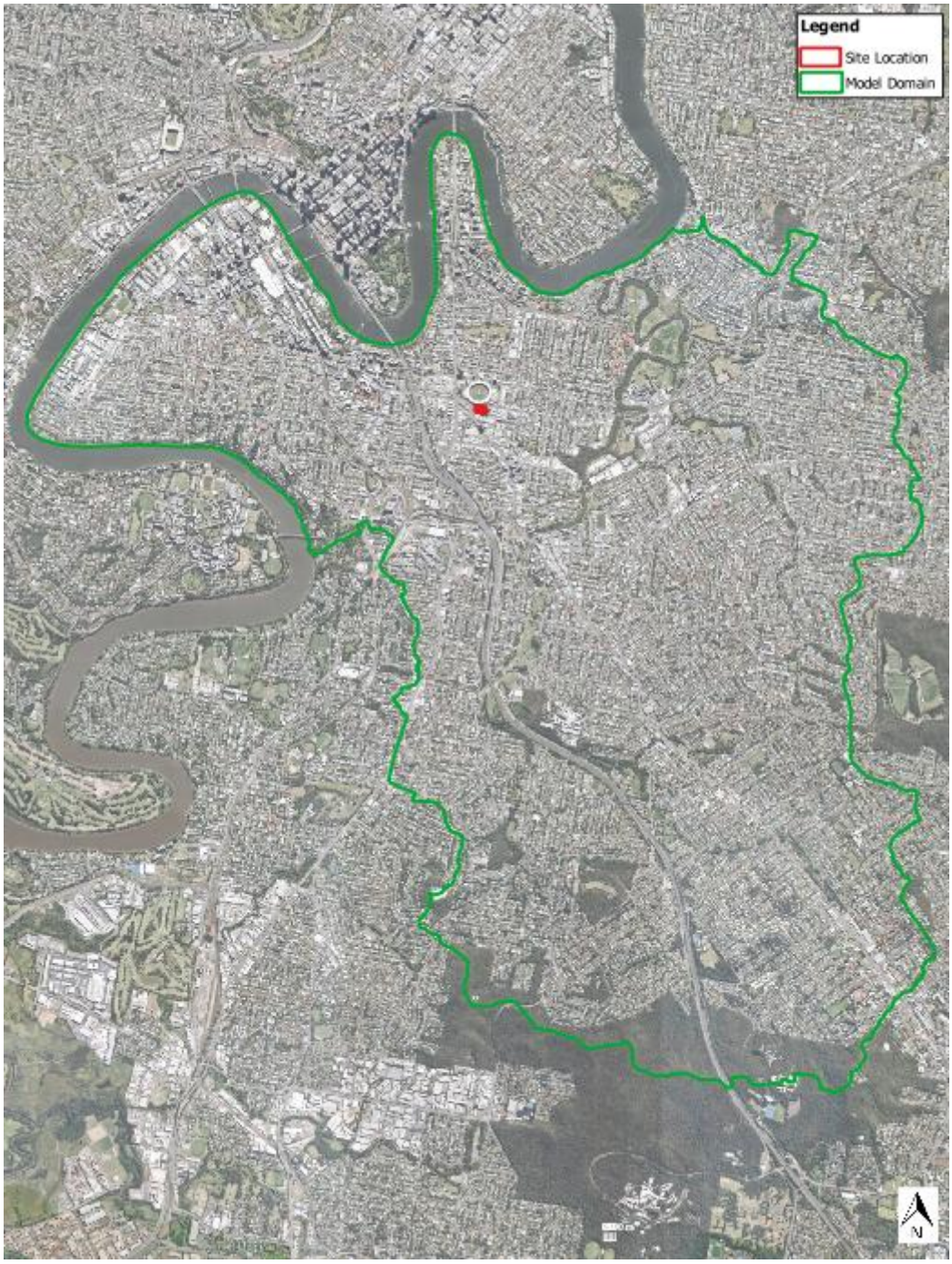


Figure 2-2 BCC Norman Sub-model Extent

3 FLOOD IMPACT ASSESSMENT

3.1 Hydraulic Modelling

The modified BCC Norman sub-model (Reference: 21020322_R01_V02) has been used as the basis for which this flood impact assessment has been undertaken. This modified model included the following updates, which are described below in Section 3.1.1 through to Section 3.1.3. Additional updates were undertaken for this project to represent the constructed Silk 1 Lane development and is described in Section 3.1.4.

3.1.1 Stormwater Infrastructure

The supplied Norman Creek sub-model includes the provision of virtual pits and pipes. Although suitable for a regional assessment of overland flooding, the model was amended to include the physical pits and pipes in the stormwater geometry for the immediate and local area of the site. The spatial location of the additional pits and pipes is presented in Figure 3-1. Of note is the large (approx. 2.1 m diameter) concrete trunk drainage pipe which traverses from Stanley Street to the north underneath Silk 1 development. It is noted the previous report by Cardno *Overland Flow & Stormwater Management Plan – Silk 1 & 2 Stanley Street* (Cardno, 2016) commented: *'the area above the existing trunk drainage under the site has been incorporated in accordance to Council's 'Manual Build Over Near Storm Water (BONSW) Assessment' (BCC, 2014d). Namely, 0.6 m cover has been maintained (in accordance to QUDM, 2013), 2 m clearance between pipe and pier on both sides (min. 1 m), and where the overlying slab is <2.5 m above, removable slab panels provided for access.'*

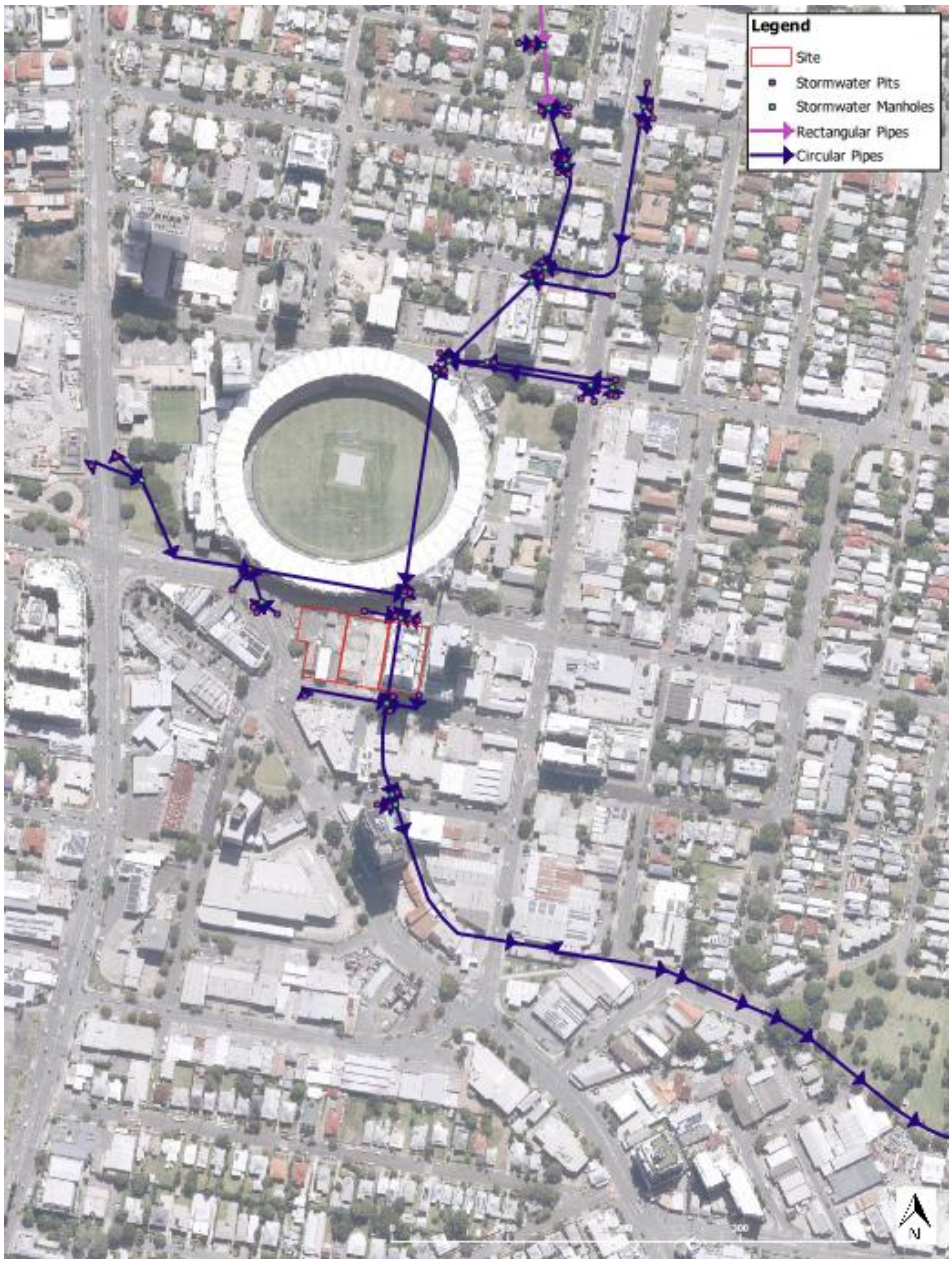


Figure 3-1 Extent of Model 1D Network

3.1.2 Floodplain Roughness

The supplied Norman Creek sub-model includes a detailed representation of floodplain roughness within the model domain by the incorporation of depth-varying roughness values. The building footprints were assigned a Manning's 'n' value of n=0.10 which is somewhat appropriate for the representation of buildings, fences and yards. Given the significantly urbanised nature of the study area and the presence of large, concrete/brick buildings with no impervious areas, this roughness value was increased to n=0.15 to better represent building blockage in the model domain. The remaining floodplain roughness values remain unchanged. A summary of the adopted floodplain roughness values is presented in Table 3-1. The spatial representation of floodplain roughness is presented in Appendix A.

Table 3-1 Floodplain Roughness Values

Land-Use	Manning's 'n'
Waterbodies	0.02
Bare Earth	0.035
Open Ground	0.029
Dense Vegetation	0.10
Building Footprints	0.15
Road Pavement	0.017
Backyards	0.15
Light Vegetation	0.08
Stormwater Undercroft	0.08

3.1.3 Topography

The Norman sub-model has been modelling using 2014 LiDAR to represent topography and employs a 2 m model cell size. This is considered sufficiently detailed for this type of technical flood assessment.

Modifications to topography were undertaken as part of the Nuage development assessment, however, as these are locally specific to the Nuage development they have not been described again in this report. Additional changes to model topography have been undertaken to represent Silk 1 Development, these are described in detail below in Section 3.1.4. Figure 3-2 presents the base model topography in the vicinity of the site.

Figure 3-2 Model Topography

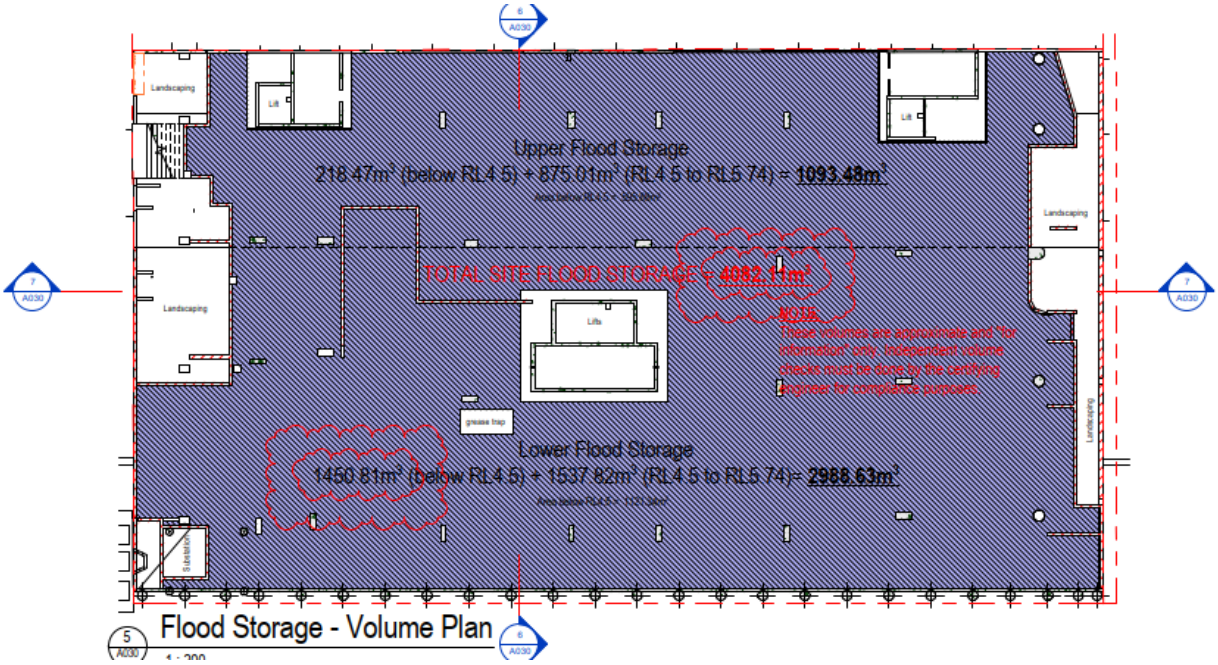
3.1.4 Silk 1 Development

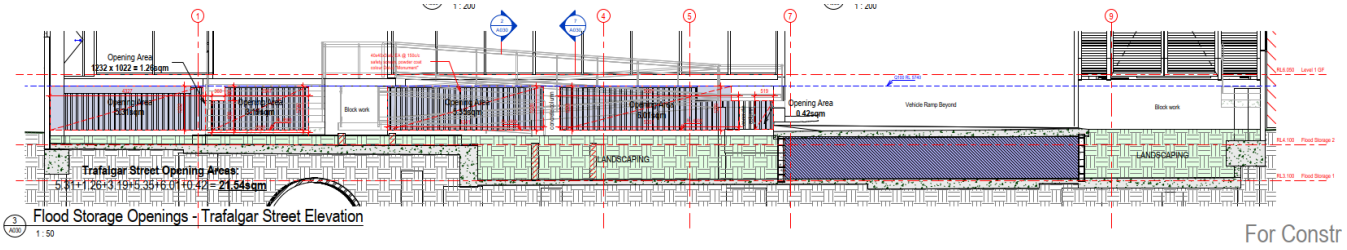
It is understood that the Silk 1 development has already been constructed and should be included within the base case modelling. The overland flow mitigation strategy employed for Silk 1 provide allowance for flood conveyance and storage within the site. Overland flow in Stanley Street is able to flow freely underneath the front entrance and into a storage area, with outlets on Trafalgar Street frontage to replicate the pre-existing conveyance through the site. Figure 3-3 below represents the approved as-built plans for the flood storage within Silk 1.

The base case model has been modified to incorporate the Silk 1 development including the flood conveyance and flood storage provided through the site. Changes to the existing model include:

- 2d Z-Shape used to represent the building (modelled as a 10m high solid structure) and lowered flood storage area stamped into the building as shown in Figure 3-4 and described below:
  - the elevation of the flood storage area was based on available plans (refer Figure 3-3) and has an upstream invert level of 4.1 m AHD and downstream elevation of 3.1 m AHD. In reality this structure is contained and would be a layered flow constriction. However, the depth of water is such that it would not reach the obvert level of the storage area.
- Opening area to the flood storage area has been modelled as a 1d Network structure:

- Stanley Street opening modelled as a 17.95 m wide and 1.2 m high culvert with 50% blockage. Upstream invert level is 5.3 m AHD based on elevations shown on the Stanley Street Elevation in Figure 3-3.
- Trafalgar Street opening modelled as 19 m wide and 0.52 m high culvert with 50% blockage applied. Downstream invert level is 4.5 m AHD based on elevations shown on the Trafalgar Street Elevation in Figure 3-3.





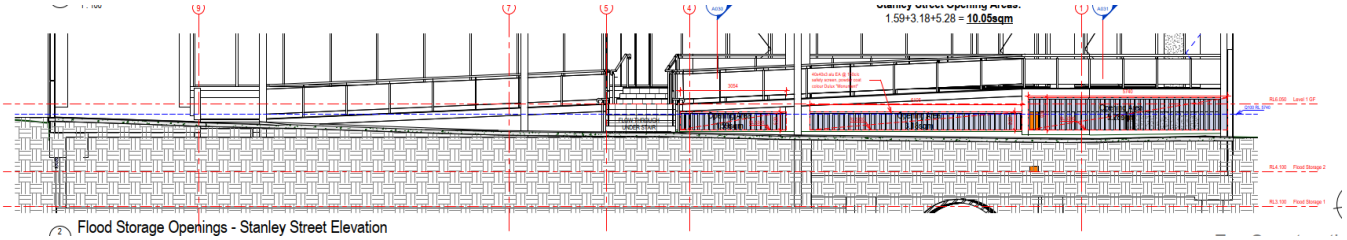


Figure 3-3 As Constructed Silk 1 Flood Storage Plans

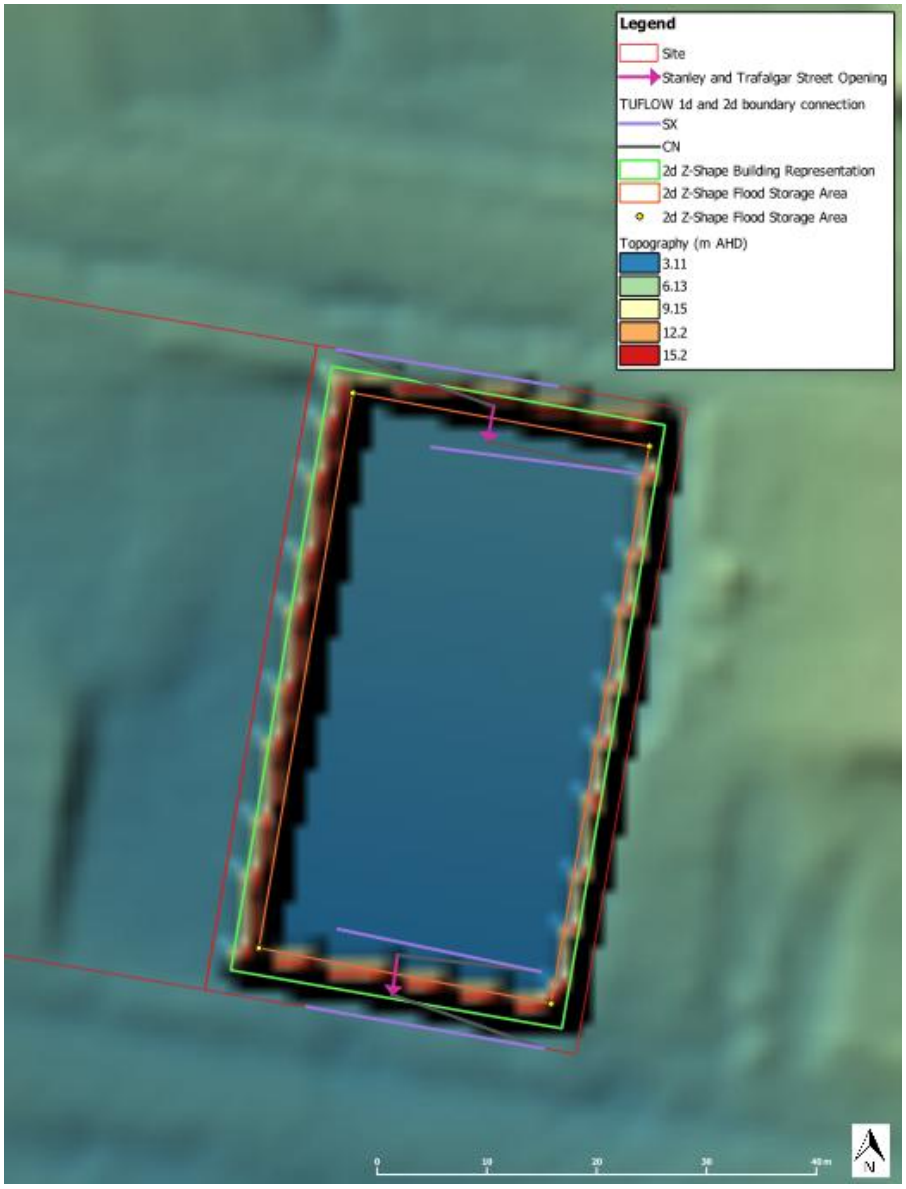


Figure 3-4 Silk 1 Model Representation

3.1 Model Parameters and Simulation

With the exception of the minor changes to better inform local ground conditions, Council's Norman Creek sub-model has been adopted without change for the purposes of this assessment. In all cases, the supplied Norman Creek sub-model was used to simulate the 10% and 2% AEP design event to confirm that the proposed development does not produce impacts and has egress provisions that are compliant with the BCC Flood Overlay Code provisions.

The supplied model was simulated for the 45-minutes, 60-minute and 90-minute durations for each modelled design flood event. The identified critical duration for the subject site was found to be the 60-minute storm event and this event was adopted for all model runs undertaken as part of this study.

3.2 Base Case Modelling

Council's Norman Creek sub-model was analysed for the critical 60-minute storm duration for the 10% and 2% AEP design event in order to establish the base case flood characteristics at the site. The results of the existing case have been illustrated by way of a series of GIS maps included in Appendix C and include:

- Water surface level and extent maps;
- Flood depth; and
- Flood velocity maps.

The following brief summary is provided in relation to the results of this assessment: -

- There is an existing flowpath through the site (primarily Silk 1 and 2) from Stanley Street to Trafalgar Street. Depths observed on Silk 2 are up to 570 mm and 630 mm for the 10% AEP and 2% AEP respectively.
- While the flood storage area constructed within Silk 1 is operational, depths range from 200 mm to 900 mm across the storage area for the 2% AEP event and range from 150 mm to 540 mm for the 10% AEP. Only a small portion of the total flood storage volume is in use. Additionally, the model uses a direct rainfall modelling approach and while this will only have a small impact it will slightly overestimate depths within the flood storage area.
- Peak flood levels in the 2% AEP (DFL for overland flow path flood sources) were found to be 5.34 m AHD in the north-eastern corner of Silk 2 and 4.69 m AHD in the south-eastern corner of Silk 2. Silk 3 is largely flood free with the exception of a small area in the mid-western portion of the site. This is due to an existing depression in the topography and the direct rainfall modelling approach is likely overestimating flood depths in this location as it is not connected to the flowpath.
- Velocities were found to be relatively high (>1.5 m/s) in flow locations such as the gutters on the southern side Stanley Street in both the 10% AEP and 2% AEP. This flowpath and high velocities continues through the Silk 2 site and flows to Trafalgar Street. Velocities seen through Silk 2 range from 0.6 m/s up to 1.5 m/s.

3.3 Developed Case Modelling

The base case scenario model was adopted for the developed case and modified accordingly to reflect changes as a result of the proposed Silk 2 and 3 development. Two developed case scenarios were considered namely:

- Developed Case Scenario 1 - Silk 3 proposed development only; and
- Developed Case Scenario 2 - Silk 2 and 3 proposed development.

Recognising that the flood storage already afforded by the Silk 1 development has not been fully utilised, no additional flood storage has been modelled for Silk 2 and Silk 3. Design drawings of the proposed development are included in Appendix H.

Council's Norman Creek sub-model has been used to assess the proposed development for the same design flood event analysed for the base case flood assessment (i.e., 10% and 2% AEP design event). The same 60-minute critical duration was used in the analysis of the developed case. Description of model changes for the two developed cases are described below.

3.3.1 Developed Case – Silk 3 Only

The proposed building footprint was represented as a change in floodplain roughness within the hydraulic model in a consistent manner to reflect the development intent and civil plans.

The results of Developed Case Silk 3 Only have been illustrated by way of a series of GIS maps included in Appendix D and include:

- Water surface level and extent maps;
- Flood depth; and
- Flood velocity maps.

The following brief summary is provided in relation to the results of this assessment: -

- Flood behaviour in the vicinity of the site is largely unchanged compared to the base case model results. The existing flowpath through the site (primarily Silk 1 and 2) from Stanley Street to Trafalgar Street remains and experiences flood depths of up to 570 mm and 630 mm for the 10% AEP and 2% AEP respectively.
- There are some increases in ponding occurring on Silk 3 to an isolated area in the northeastern corner of Silk 3. Flood depths in this location are up to 60 mm and 150 mm in the 10% AEP and 2% AEP design events.

3.3.2 Developed Case – Silk 2 and Silk 3

In addition to the model changes adopted for the developed case for Silk 3 only, the following modifications were made to the hydraulic model to represent both Silk 2 and Silk 3 development:

- The proposed building footprint was represented as a change in floodplain roughness (for both Silk 2 and Silk 3);
- Two 1.2 m circular pipes were added to divert flows from the front of Silk 2 through to the flood storage area in Silk 1. The location of these pipes are illustrated in Figure 3-5 below.

The results of Developed Case Silk 2 and Silk 3 have been illustrated by way of a series of GIS maps included in Appendix E and include:

- Water surface level and extent maps;
- Flood depth; and
- Flood velocity maps.

The following brief summary is provided in relation to the results of this assessment: -

- The main flowpath that traverses the site through Silk 1 and 2 from Stanley Street to Trafalgar Street experiences similar maximum depths as the existing case. However, the northwestern side of Silk 2 does experience increases in flood depths compared to the existing case. However, depths in this location are generally less than 200 mm.
- The addition of the pipe to divert flows from Silk 2 to the flood storage area constructed within Silk 1 has resulted in increases in flood depths within the Silk 1 storage area. Flood depths range from 680 mm in the north of the storage area to 1.5 m in the south near the outlet.

Figure 3-5 Developed Case – Silk 2 and Silk 3

3.4 Flood Impact Discussion

3.4.1 Developed Case - Silk 3 Only

The impact that the Developed Case Silk 3 only has on flood behaviour is presented via a series of GIS maps showing change in water level and velocity in Appendix D. A summary of the estimated flood impacts that resulted from the presence of the development are described below:

- The presence of Silk 3 does not result in an alteration to flooding behaviour in both the 10% AEP and 2% AEP design flood event.
- There are minor changes in water levels directly to Silk 3 with increases in the northern portion of the site ranging from 20 mm to up to 100 mm and decreases in the southeastern portion of the site ranging from 5 – 10 mm only.
- There are no changes to either water surface levels or flow velocity external to the Silk development in either the 10% or 2% AEP design events.
- There are some areas of decreases to flow velocity to Silk 3 of up to -0.5 m/s in the northeastern corner of the site. Additionally, there are some minor increases to flow velocity to Silk 2 of up to 0.25 m/s.

3.4.2 Developed Case – Silk 2 and 3

The impact that the Developed Case Silk 3 and 2 has on flood behaviour is presented via a series of GIS maps showing change in water level and velocity in Appendix E. A summary of the estimated flood impacts that resulted from the presence of the development are described below:

- The presence of both Silk 2 and Silk 3 creates significant reductions in flood levels downstream of the site from Trafalgar Street through Nile Street and down to the intersection between logan Road and Balaclava Street. This is consistent across both design events with reductions ranging from 10 mm up to 100 mm.
- All increases to water level are contained to the Silk development. Increases in flood levels range from 10 mm to 130 mm across Silk 2 and Silk 3. Additionally, there are significant increases to the water surface level within the flood storage area included in Silk 1, however, this is indicative that the pipes diverting flows from Silk 2 through to Silk 1 are effective.
- There are primarily decreases to flow velocity external to the site with decreases in flow velocity experienced from Trafalgar Street through Nile Street and down to the intersection between logan Road and Balaclava Street. There are some isolated areas of increases to flow velocity within the gutters along Trafalgar Street and Nile Street. It should be noted that in these areas, velocities are already of up to 1.5 m/s and subsequently the small areas of increases does not fundamentally worsen flood behaviour in the area. Additionally, there are significant reductions to velocity and flood depth along both Trafalgar Street and Nile Street, in particular along the crest of the road.

As outlined above, the presence of the proposed development does not result in worsening to flood behaviour external to the site and provides some reduction to flood levels to property downstream of the site. This is due to the development providing additional flood storage within the Silk 1 development and the relative change in the building footprint and roughness being minor compared to existing conditions.

In the unlikely event of the inlet pits being blocked during a storm event, the flow regime in Stanley Street would simply function as it would under existing conditions, noting that any overland flow in Stanley Street will be directed to the flood storage facility underneath Silk 1 which is open to the street and would not become blocked. The opening to Silk 1 is presented in Figure 3-6.

Figure 3-6 Silk 1 Flood Storage Opening on Stanley Street

4 FLOOD OVERLAY CODE ASSESSMENT

An assessment of the proposed development against the provisions of the flood overlay code has been completed and is included in Appendix I. This assessment additionally includes specific comments in respect to compliance elements of the code and relates to flooding at the site. Responses to other BCC codes relating to the proposed development will be addressed by others as part of the development application.

Yours sincerely

Andrew Thompson
Group Lead - Flooding
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WATER TECHNOLOGY PTY LTD

Water Technology pays respect to all First Nations peoples, their cultures and to their Elders, past and present.

WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

APPENDIX A
FLOODWISE PROPERTY REPORT – SILK 2 AND SILK 3

FloodWise Property Report

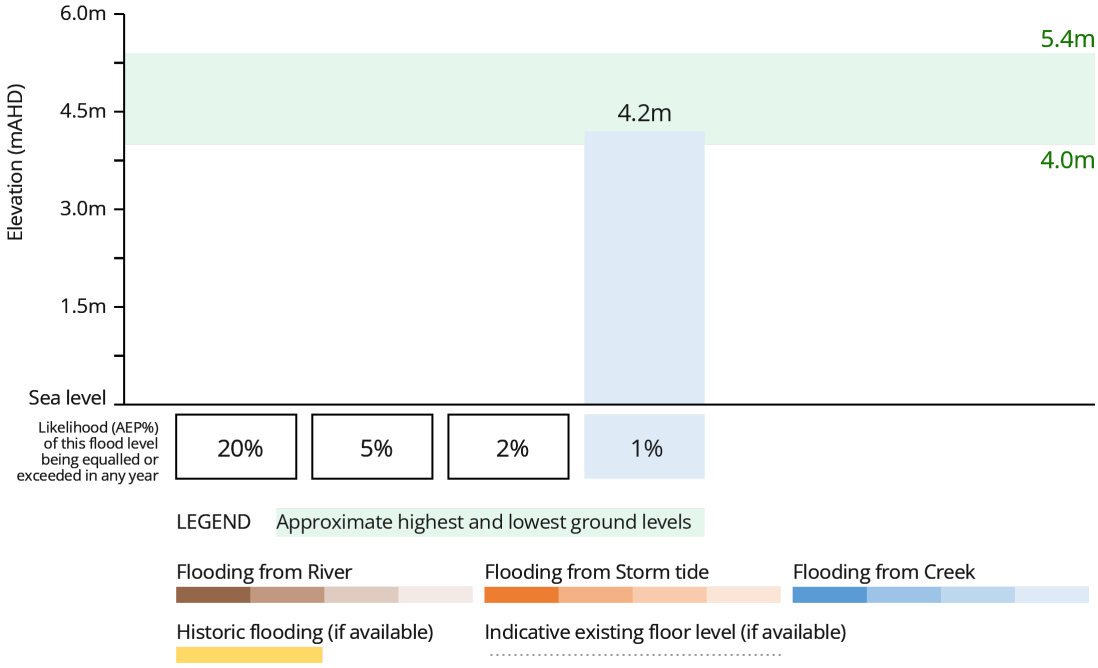
12 TRAFALGAR ST, WOOLLOONGABBA 4102
Lot 2 on SP288089

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.

Graph showing only the highest source/type of flooding for 1%, 2%, 5% and 20% likelihoods. Also shows historic flood levels. Other flood types and levels may be present and will be listed in the Flood Planning Information table below. This graph does not include overland flow flooding. If applicable, overland flow information is shown in the Planning and Development Information section below.
NOTE: See Useful Definitions section to explain terminology.



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.

Are you resilient and ready for flood?

- Sign up to the Brisbane Severe Weather Alert at **brisbane.qld.gov.au/beprepared**
- Visit 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	4.0	C
Maximum ground level	5.4	C
Source of highest flooding	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%	4.2	Creek/Waterway (Norman Creek)
0.2%	5.1	River (Brisbane River)
Minimum Habitable Floor Level (dwelling house)	N/A*	

* 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.

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		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.

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 (RPEQ) to determine this property's habitable floor level and flooding depth. Please refer to Council's planning scheme for further information.
Large allotment - This property is either a Large Allotment of over 1000 square metres or is located within a Large Allotment. Flood levels may vary significantly across allotments of this size. Further investigations may be warranted in determining the variation in flood levels and the minimum habitable floor level across the site. For more information or advice, please consult a Registered Professional Engineer of Queensland (RPEQ).

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 induding 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 (exduding 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 indude:

- **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

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

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Planning to build or renovate?

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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.

FloodWise Property Report

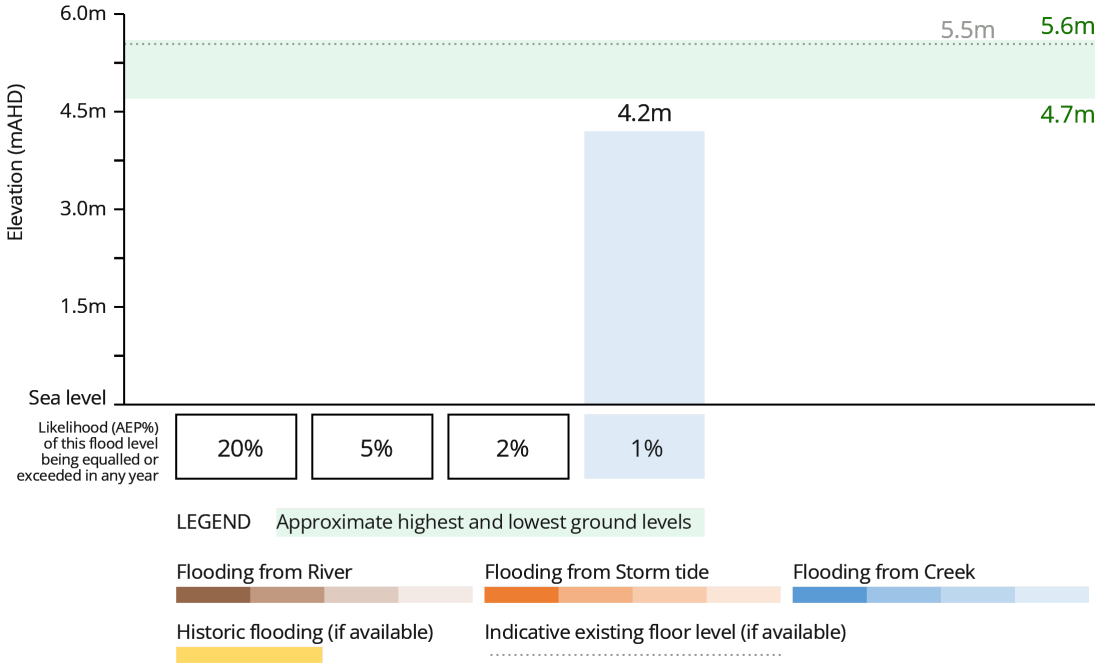
833 STANLEY ST, WOOLLOONGABBA 4102
Lot 45 on RP11809, Lot 19 on RP11809, Lot 4 on RP59481

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.

Graph showing only the highest source/type of flooding for 1%, 2%, 5% and 20% likelihoods. Also shows historic flood levels. Other flood types and levels may be present and will be listed in the Flood Planning Information table below. This graph does not include overland flow flooding. If applicable, overland flow information is shown in the Planning and Development Information section below.
NOTE: See Useful Definitions section to explain terminology.



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.

Are you resilient and ready for flood?

- Sign up to the Brisbane Severe Weather Alert at **brisbane.qld.gov.au/beprepared**
- Visit 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	4.7	C
Maximum ground level	5.6	C
Indicative existing floor level	5.5	C
Source of highest flooding	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%	4.2	Creek/Waterway (Norman Creek)
0.2%	5.1	River (Brisbane River)
Minimum Habitable Floor Level (dwelling house)	4.7	

* 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.

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 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 induding 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 (exduding 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 indude:

- **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

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WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

APPENDIX B
FLOODPLAIN ROUGHNESS


Legend
Site Location
Mannings (n)
Water
Bare Earth
Open Ground
Vegitation
Buildings
Road Pavement
Light Vegitation
Channel
0 25 50 75 100 m
N
Existing Case
Scale: 1:2,500
Project: 25020322_Silk_Lane_Stormwater_Assessment
Client: Sarazin
Details
Rev
Description
Drawn
Checked
Date
Original Size A3
1
Draft
KES
AJT
26/06/2025
Projection: GDA/MGA94 Zone 56
Imagery Source: Google Earth 2019
Local Authority: Brisbane City Council
WATER TECHNOLOGY
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2025-06-27T17:50:30.721


Legend
Site Location
Mannings (n)
Water
Bare Earth
Open Ground
Vegitation
Buildings
Road Pavement
Light Vegitation
Channel
0 25 50 75 100 m
N
Developed Case - Silk 3 Only
Scale: 1:2,500
Project: 25020322_Silk_Lane_Stormwater_Assessment
Client: Sarazin
Details
Original Size A3
Projection: GDA/MGA94 Zone 56
Imagery Source: Google Earth 2019
Local Authority: Brisbane City Council
Rev
1
Description
Draft
Drawn
KES
Checked
AJT
Date
26/06/2025
WATER TECHNOLOGY
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Legend
Site Location
Mannings (n)
Water
Bare Earth
Open Ground
Vegitation
Buildings
Road Pavement
Light Vegitation
Channel
0 25 50 75 100 m
N
Developed Case - Silk 2 and 3
Scale: 1:2,500
Project: 25020322_Silk_Lane_Stormwater_Assessment
Client: Sarazin
Details
Original Size A3
Projection: GDA/MGA94 Zone 56
Imagery Source: Google Earth 2019
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Date
26/06/2025
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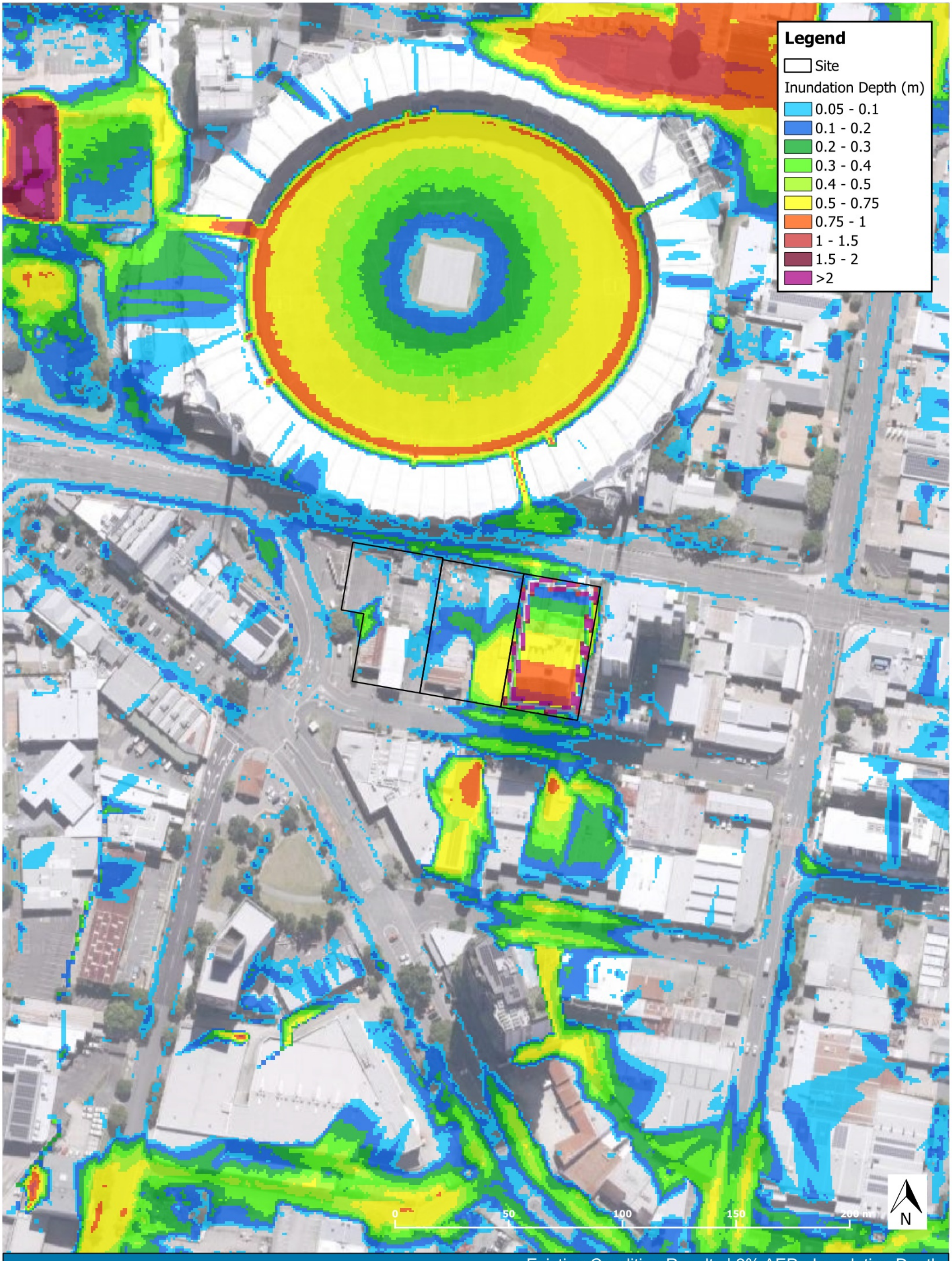
WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

APPENDIX C
BASE CASE FLOOD MAPPING



Existing Condition Results | 2% AEP - Inundation Depth

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
Projection: GDA/MGA94 Zone 56					
Imagery Source: Google Earth 2019					
Local Authority: Brisbane City Council					

WATER TECHNOLOGY

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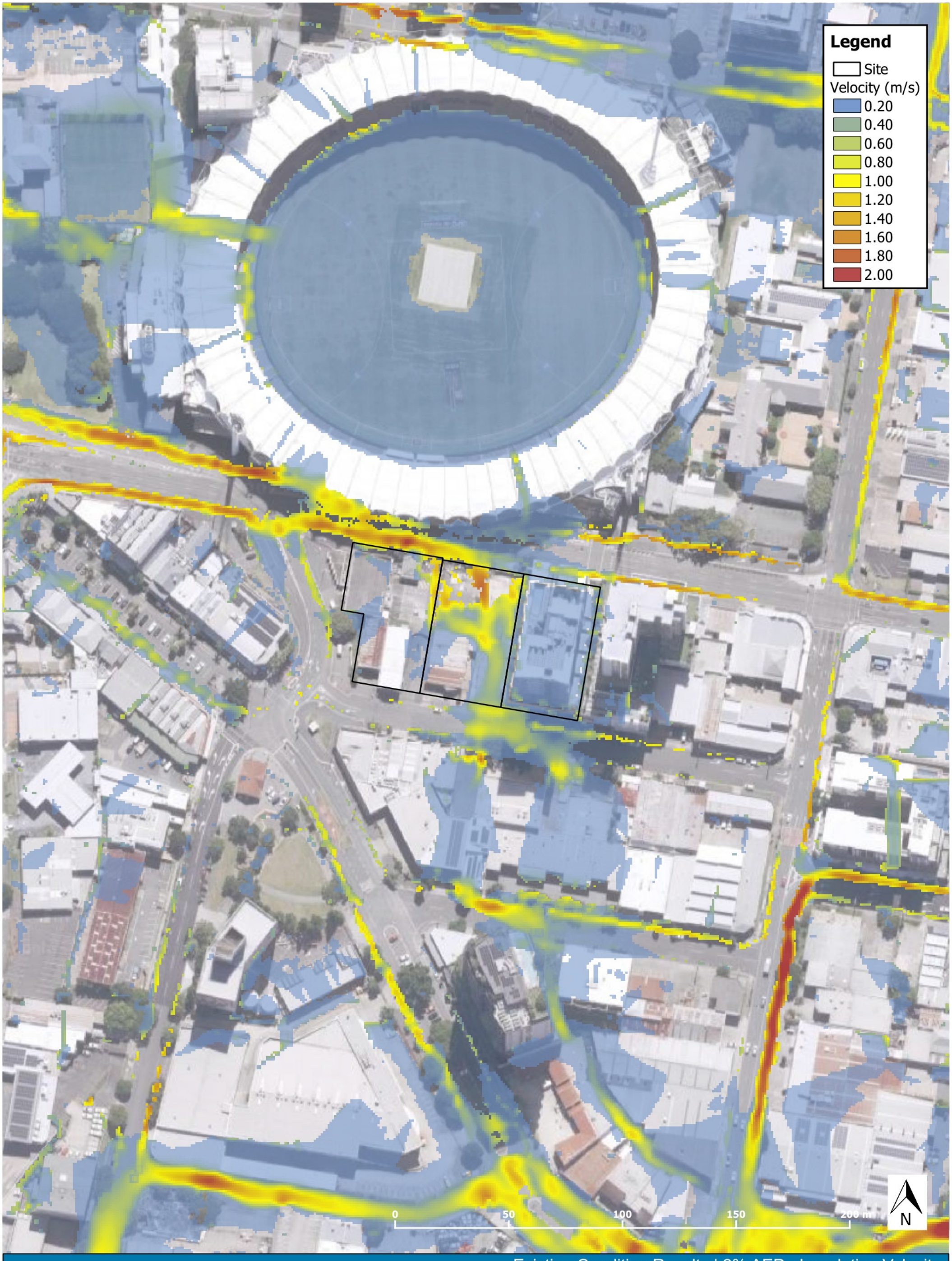

Existing Condition Results | 2% AEP - Inundation Velocity

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
Projection: GDA/MGA94 Zone 56					
Imagery Source: Google Earth 2019					
Local Authority: Brisbane City Council					

WATER TECHNOLOGY

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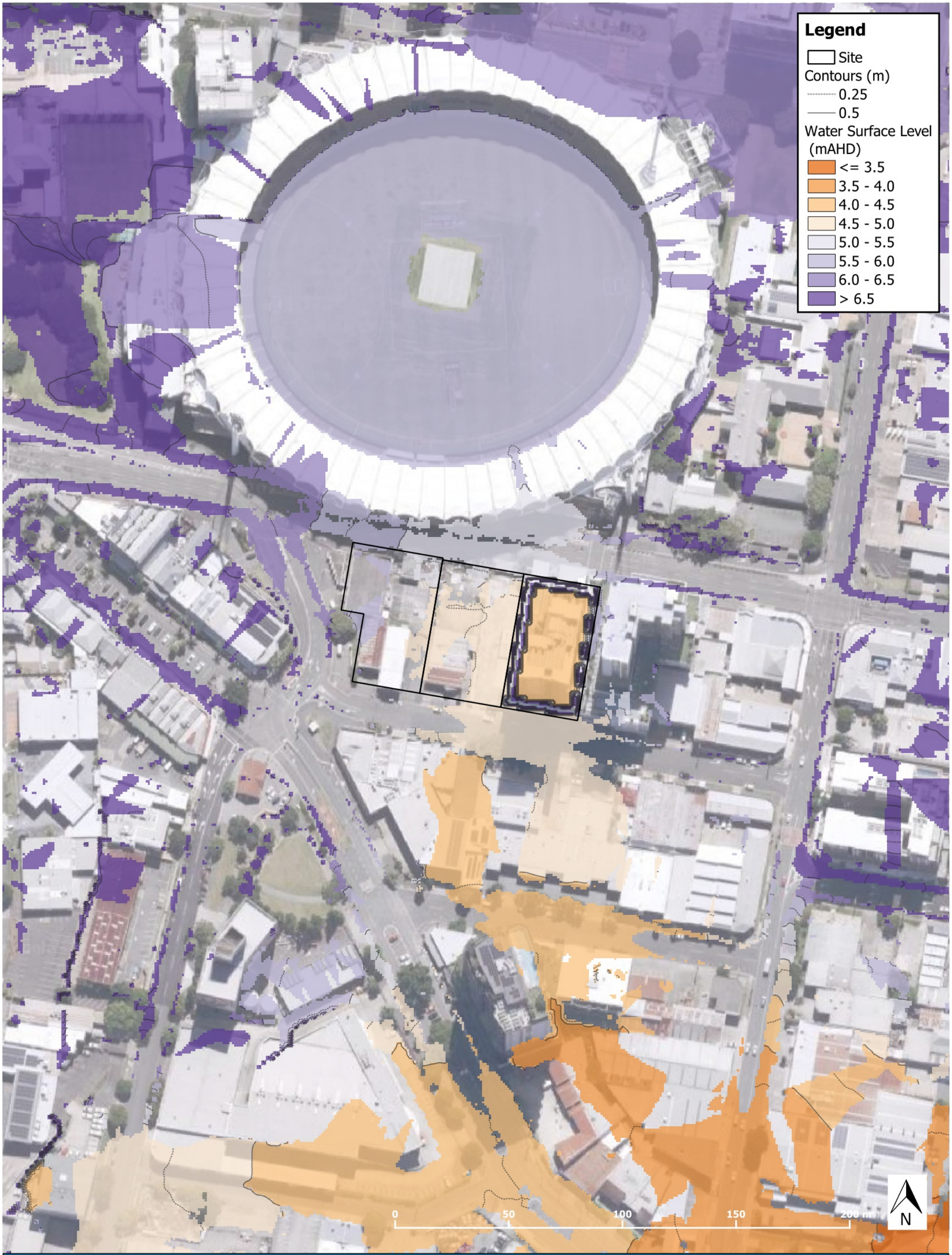

Existing Condition Results | 2% AEP - Water Surface Level

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
Projection: GDA/MGA94 Zone 56					
Imagery Source: Google Earth 2019					
Local Authority: Brisbane City Council					

WATER TECHNOLOGY

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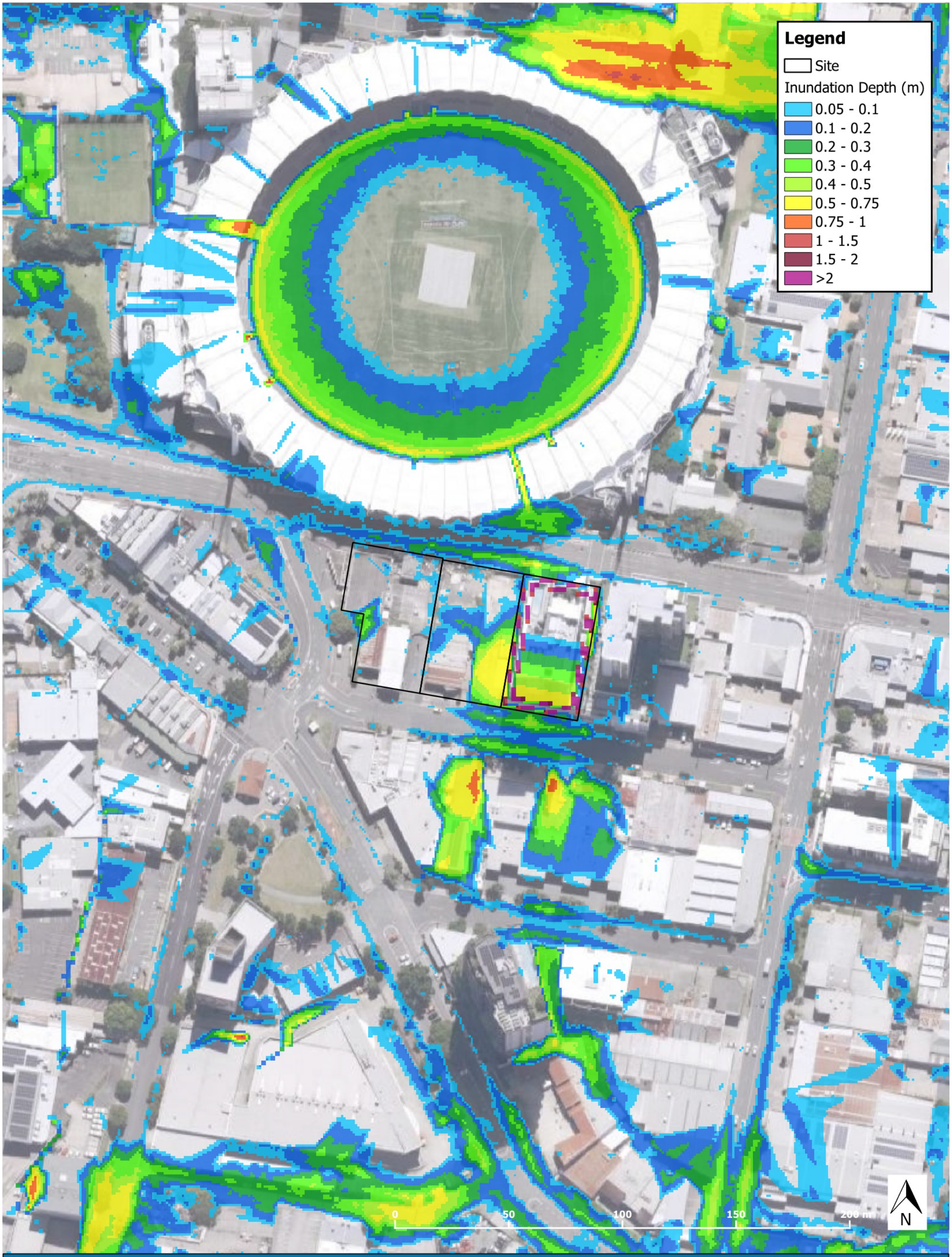

Existing Condition Results | 10% AEP - Inundation Depth

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
Projection: GDA/MGA94 Zone 56					
Imagery Source: Google Earth 2019					
Local Authority: Brisbane City Council					

WATER TECHNOLOGY

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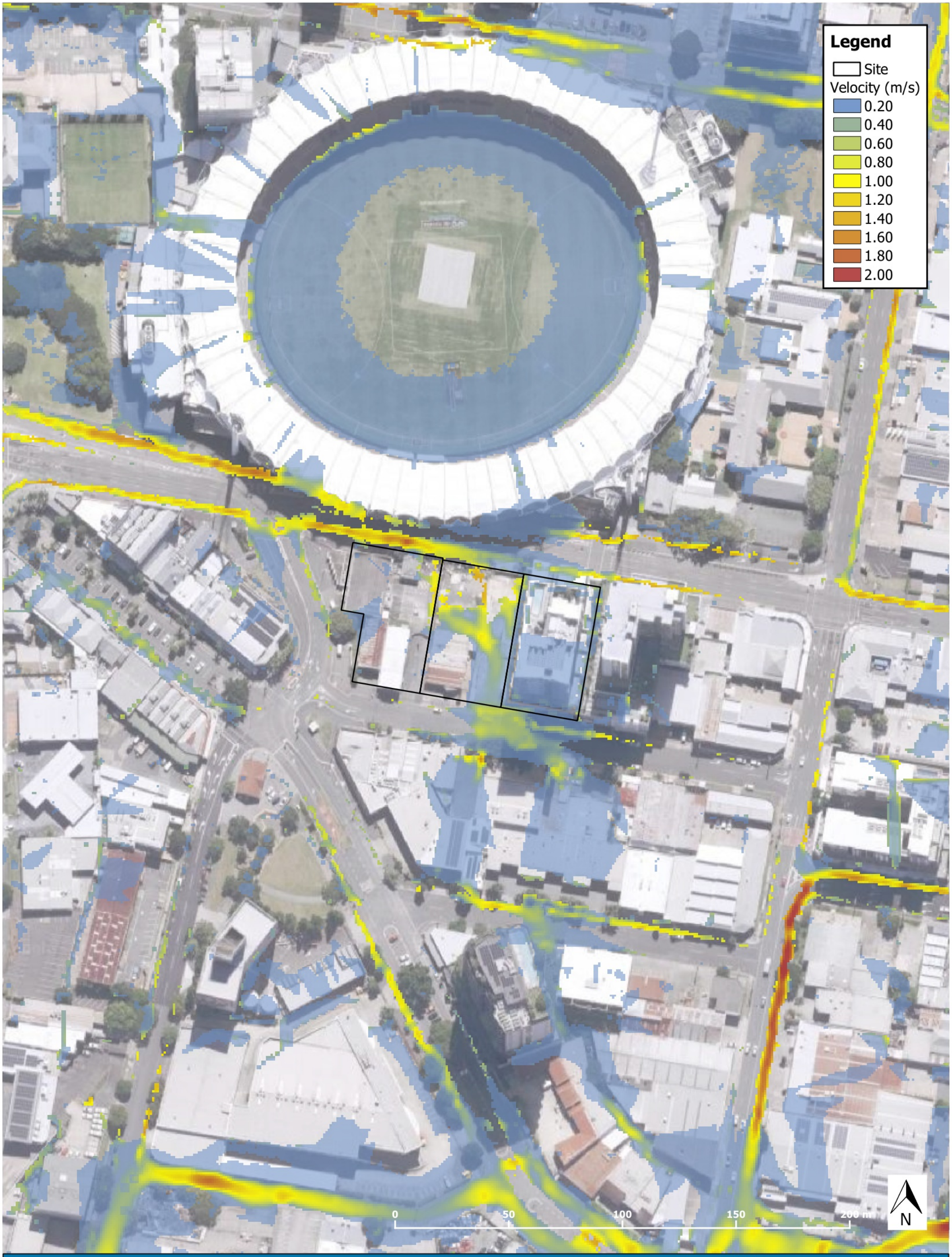

Existing Condition Results | 10% AEP - Inundation Velocity

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
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Local Authority: Brisbane City Council					

WATER TECHNOLOGY

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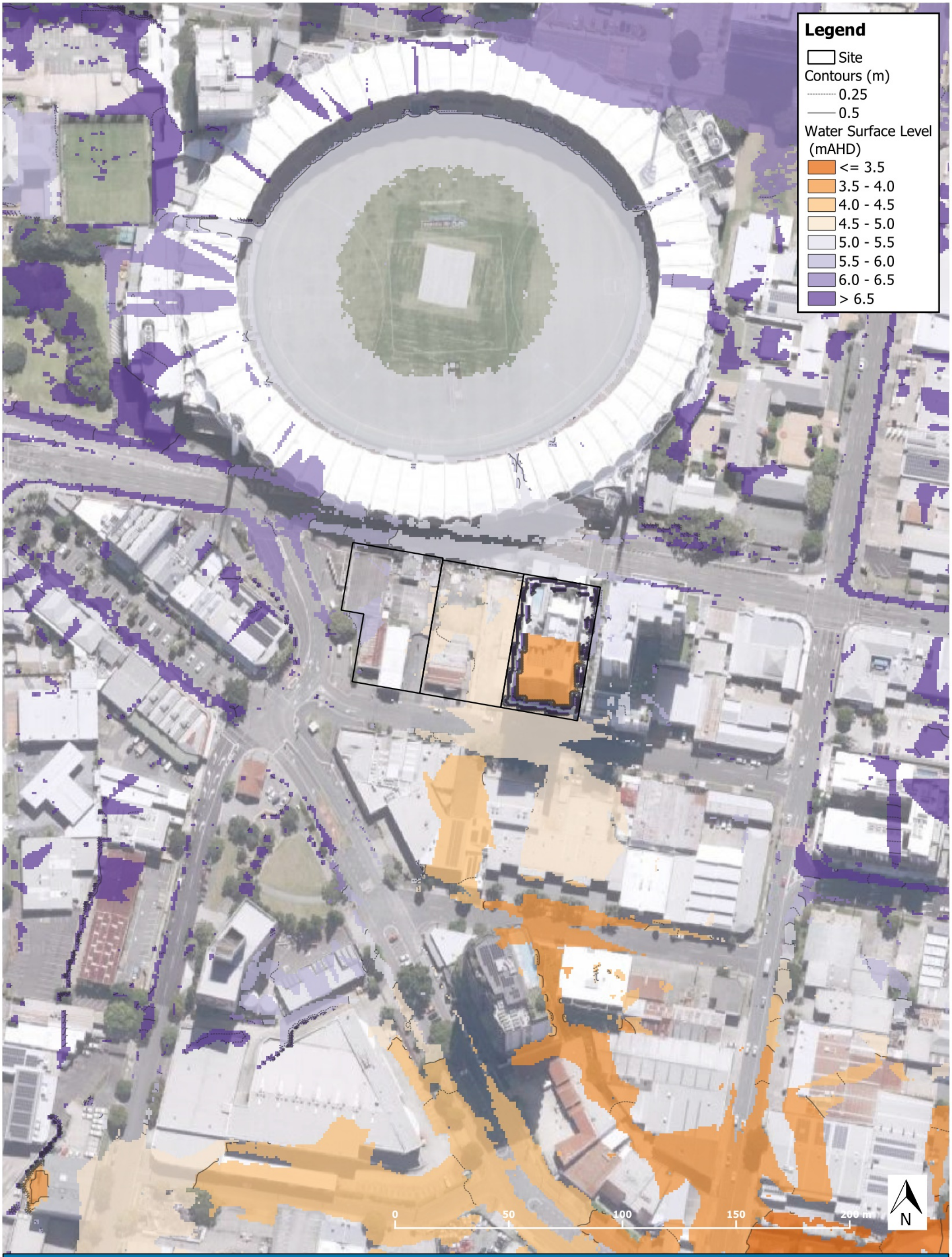

Existing Condition Results | 10% AEP - Water Surface Level

Scale:

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Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
Projection: GDA/MGA94 Zone 56					
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Local Authority: Brisbane City Council					

WATER TECHNOLOGY

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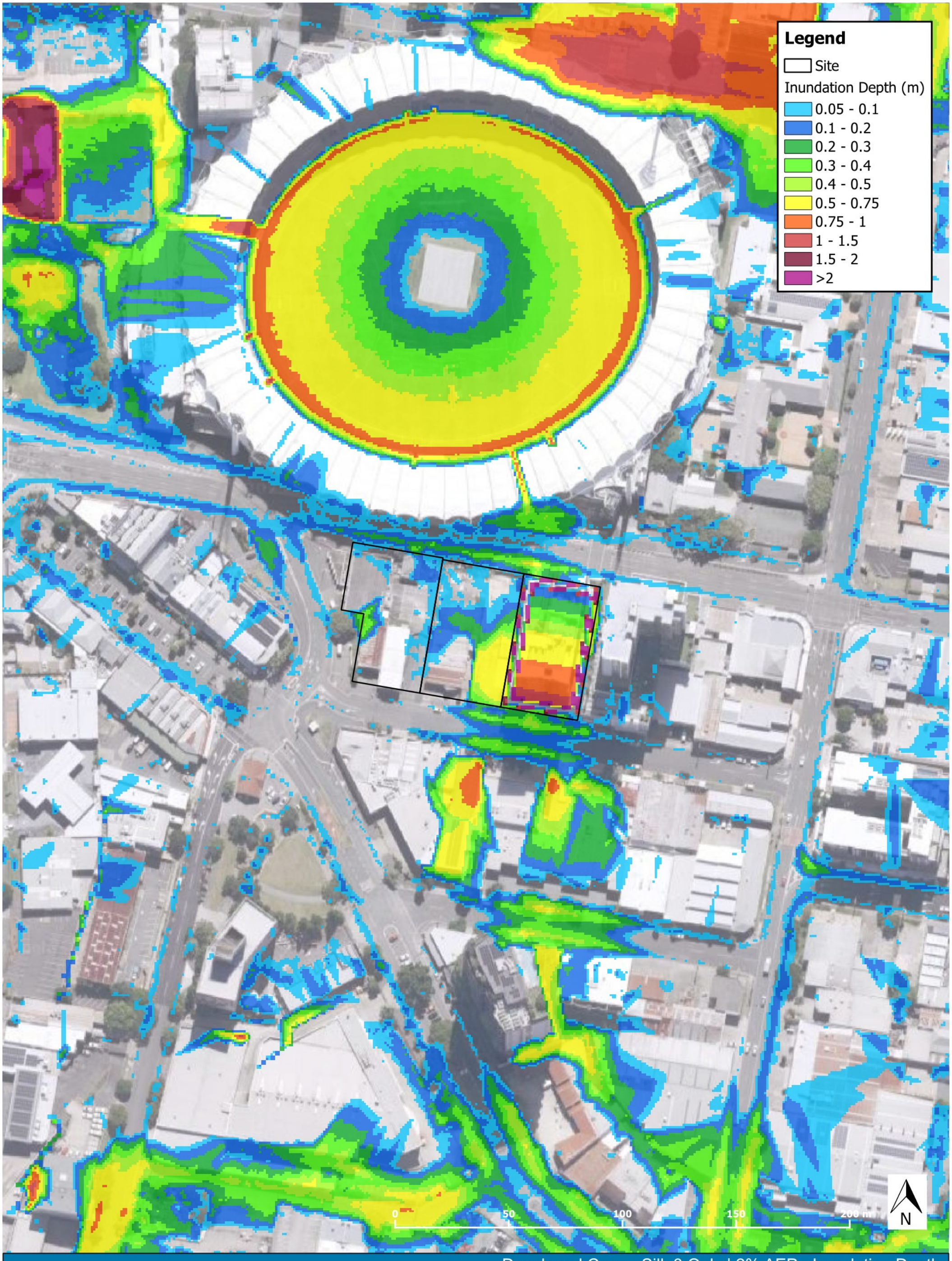
WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

APPENDIX D
DEVELOPED CASE FLOOD MAPPING – SILK 3 ONLY



Developed Case - Silk 3 Only | 2% AEP - Inundation Depth

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
Projection: GDA/MGA94 Zone 56					
Imagery Source: Google Earth 2019					
Local Authority: Brisbane City Council					

WATER TECHNOLOGY

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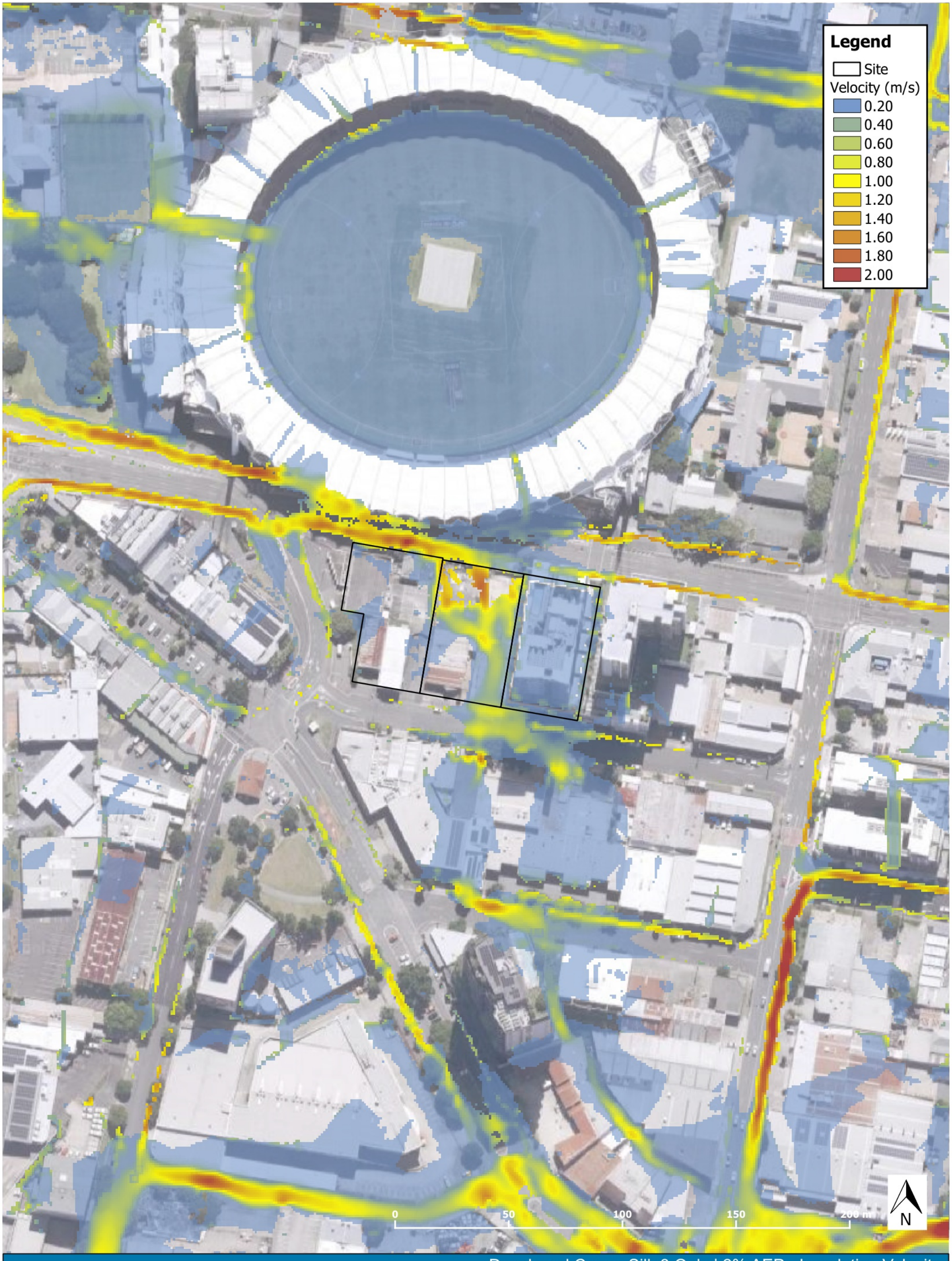

Developed Case - Silk 3 Only | 2% AEP - Inundation Velocity

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
Projection: GDA/MGA94 Zone 56					
Imagery Source: Google Earth 2019					
Local Authority: Brisbane City Council					

WATER TECHNOLOGY

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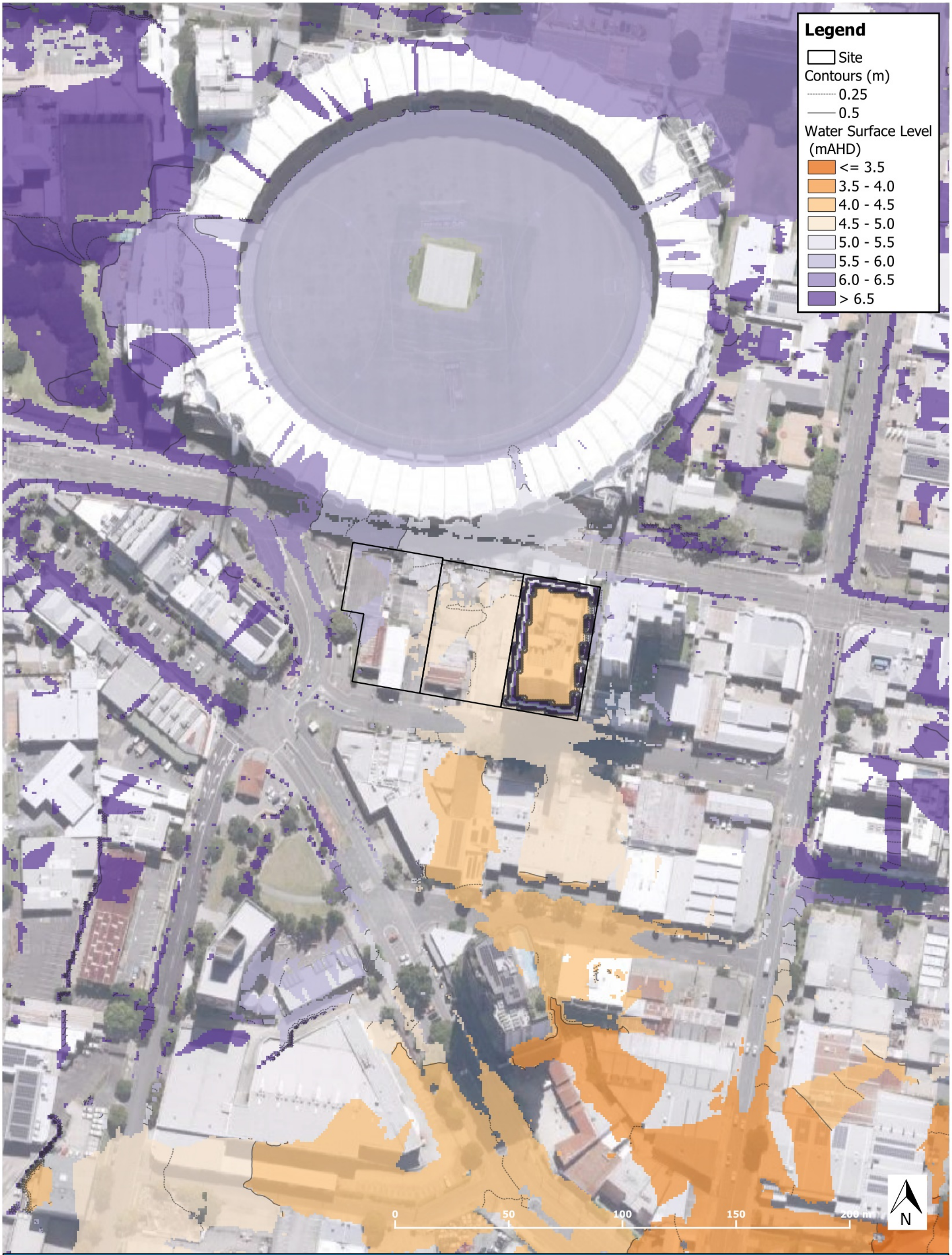

Developed Case - Silk 3 Only | 2% AEP - Water Surface Level

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
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Local Authority: Brisbane City Council					

WATER TECHNOLOGY

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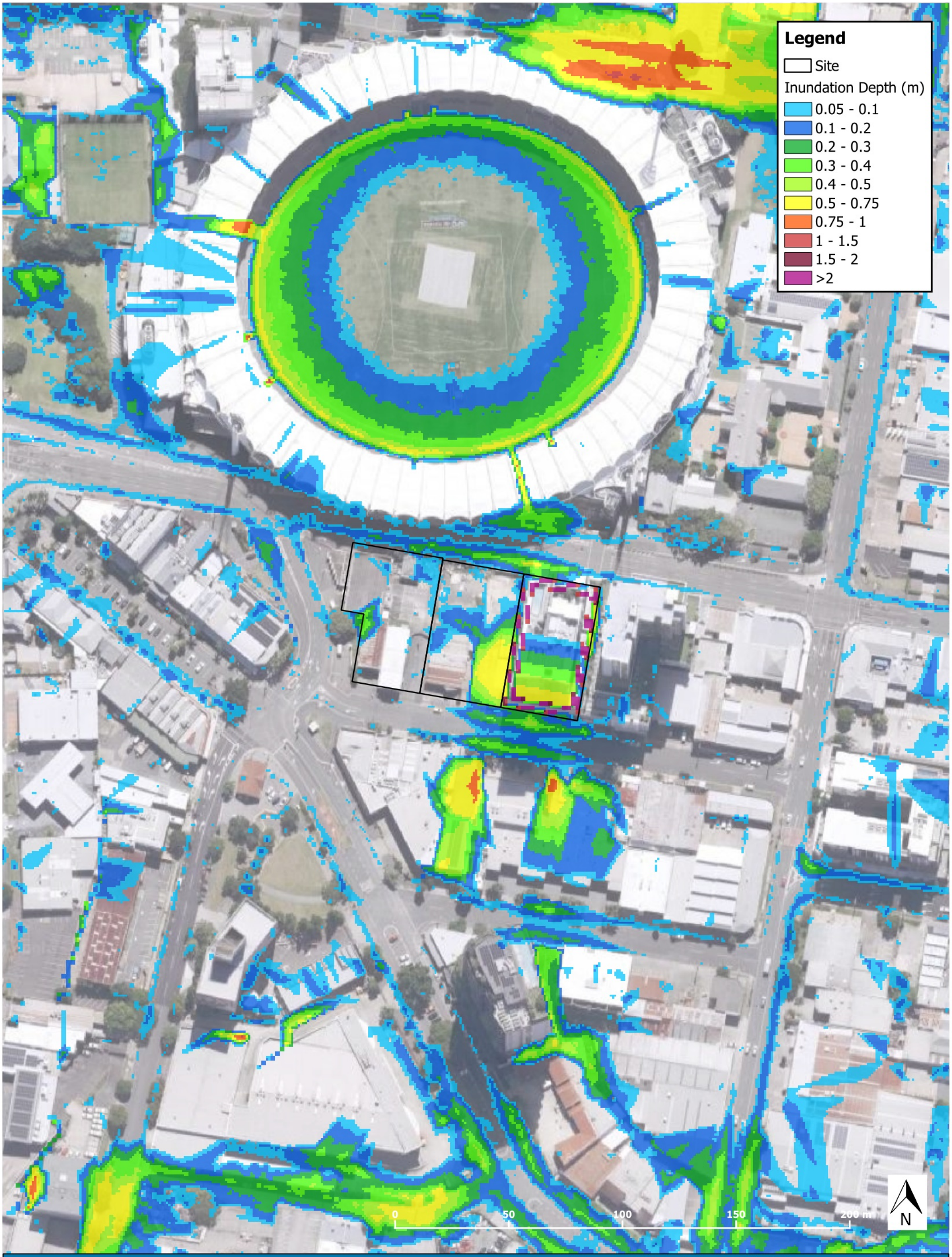

Developed Case - Silk 3 Only | 10% AEP - Inundation Depth

Scale:

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Client: Sarazin

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Projection: GDA/MGA94 Zone 56					
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Local Authority: Brisbane City Council					

WATER TECHNOLOGY

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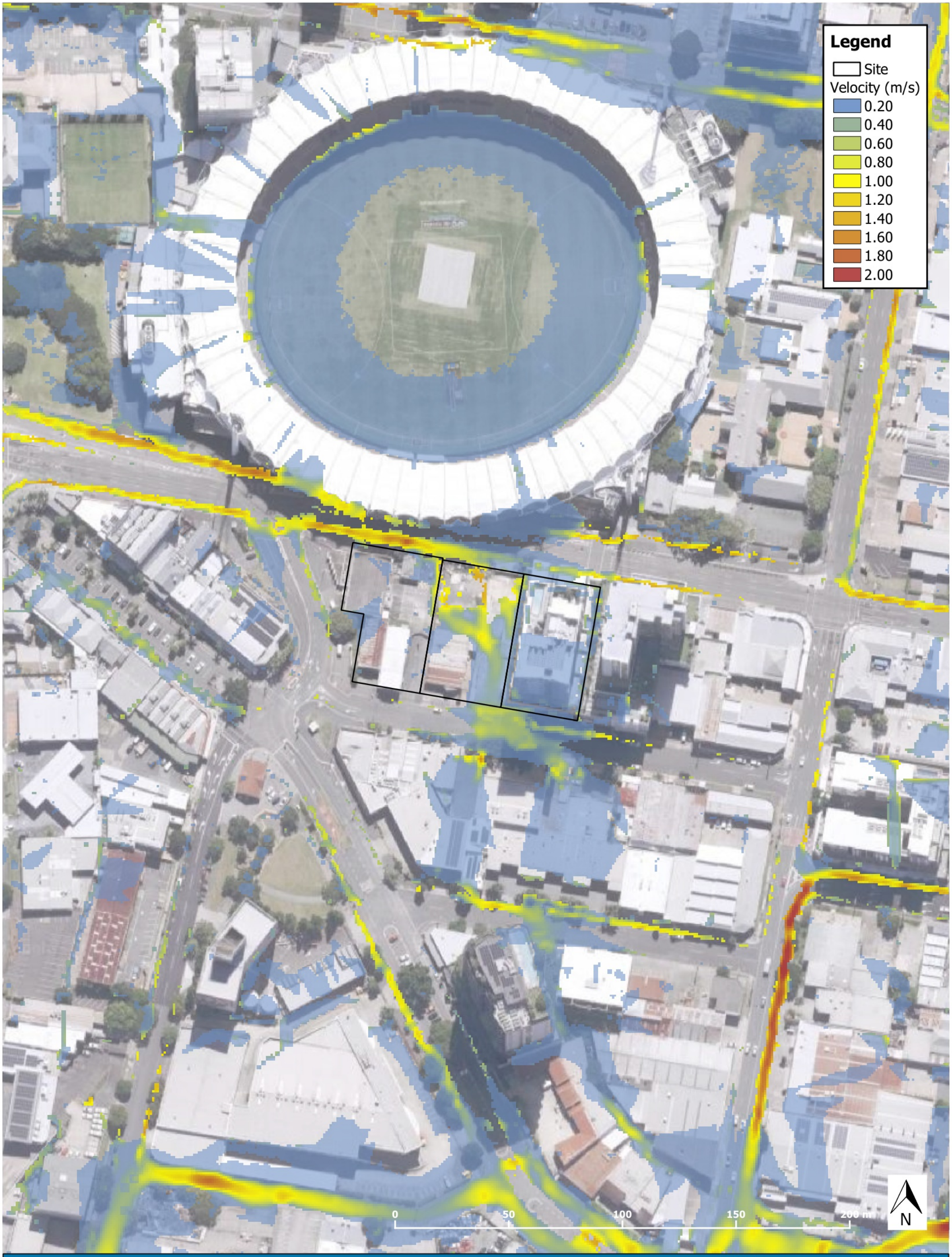

Developed Case - Silk 3 Only | 10% AEP - Inundation Velocity

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
Projection: GDA/MGA94 Zone 56					
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Local Authority: Brisbane City Council					

WATER TECHNOLOGY

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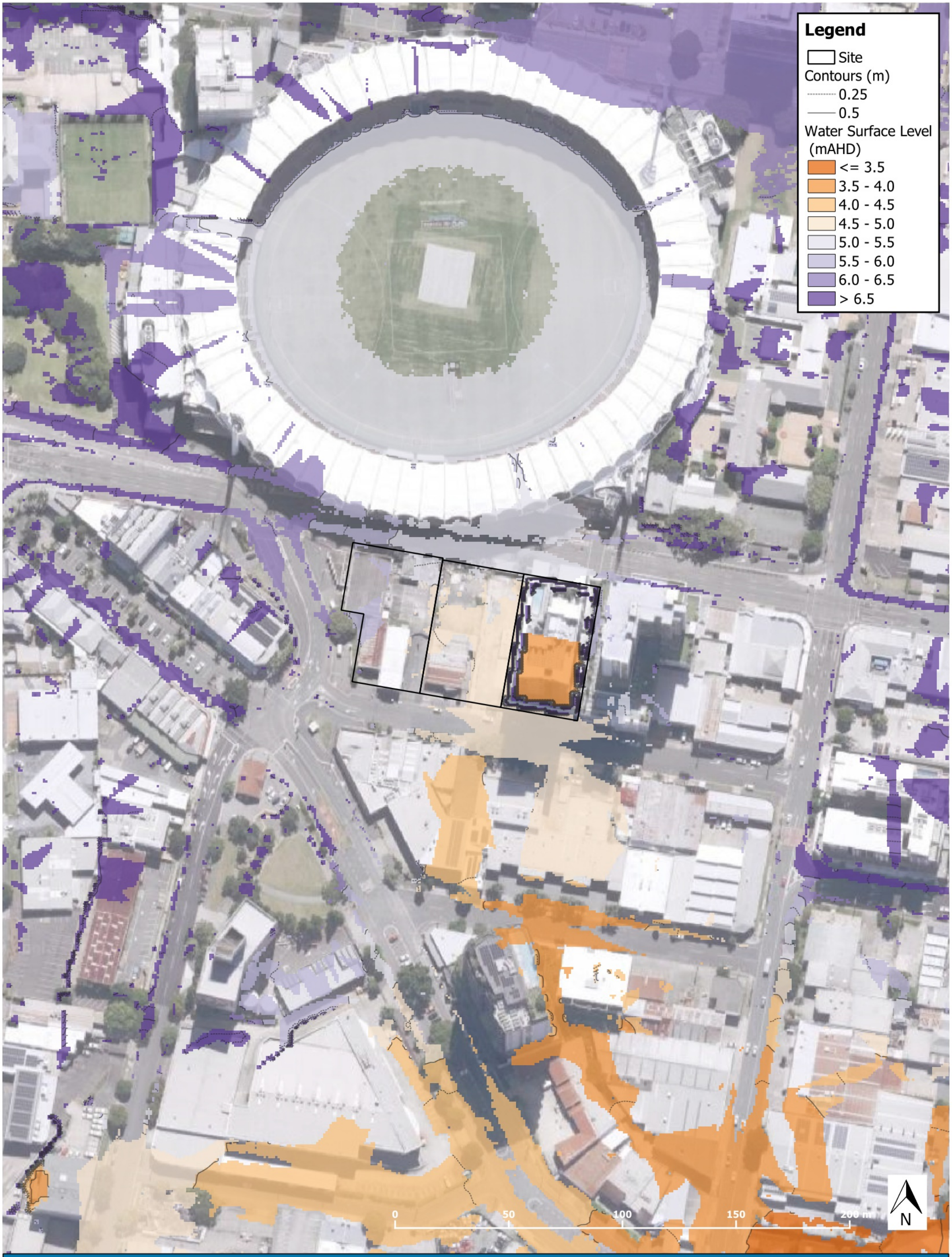

Developed Case - Silk 3 Only | 10% AEP - Water Surface Level

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
Projection: GDA/MGA94 Zone 56					
Imagery Source: Google Earth 2019					
Local Authority: Brisbane City Council					

WATER TECHNOLOGY

Workspace: \\fs07\R-Drive\Jobs\25020322_Silk_Lane_Stormwater_Assessment\Spatial\Workspaces\Silk_Lane_DC.qgz

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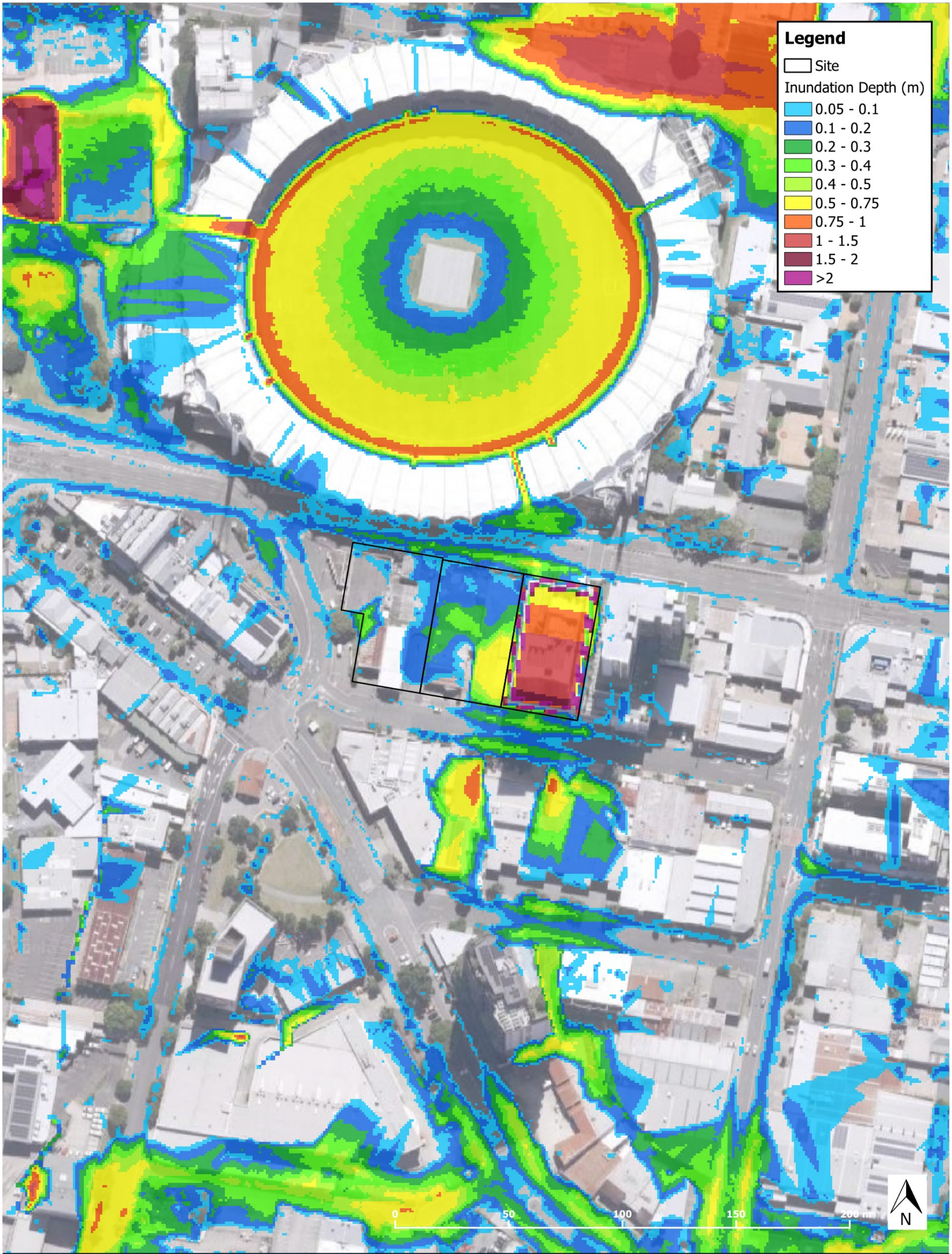
WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

APPENDIX E
DEVELOPED CASE FLOOD MAPPING – SILK 2 AND 3



Developed Case - Silk 2 and 3 | 2% AEP - Inundation Depth

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
Projection: GDA/MGA94 Zone 56					
Imagery Source: Google Earth 2019					
Local Authority: Brisbane City Council					

WATER TECHNOLOGY

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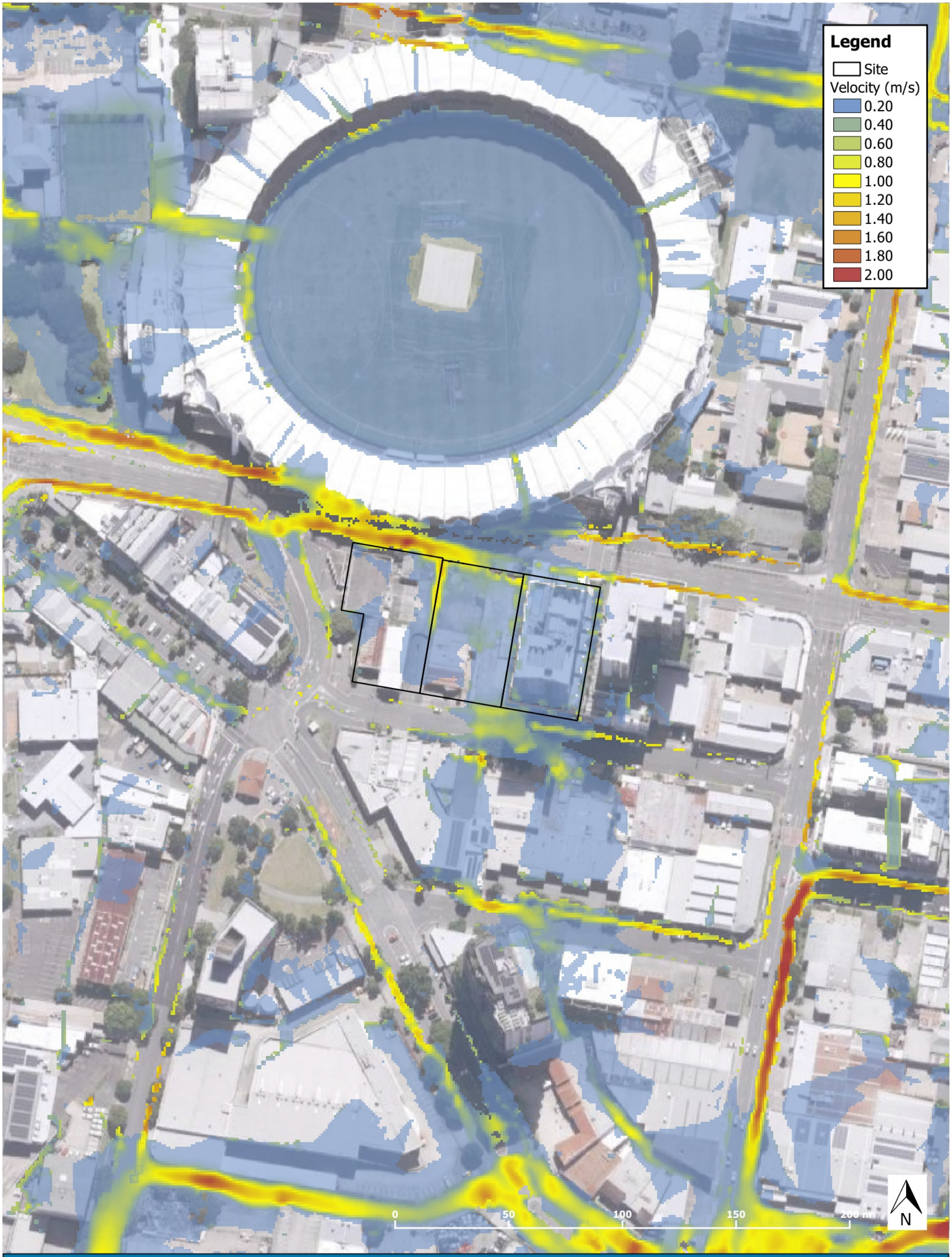

Developed Case - Silk 2 and 3 | 2% AEP - Inundation Velocity

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
Projection: GDA/MGA94 Zone 56					
Imagery Source: Google Earth 2019					
Local Authority: Brisbane City Council					

WATER TECHNOLOGY

Workspace: \\fs07\R-Drive\Jobs\25020322_Silk_Lane_Stormwater_Assessment\Spatial\Workspaces\Silk_Lane_DC.qgz

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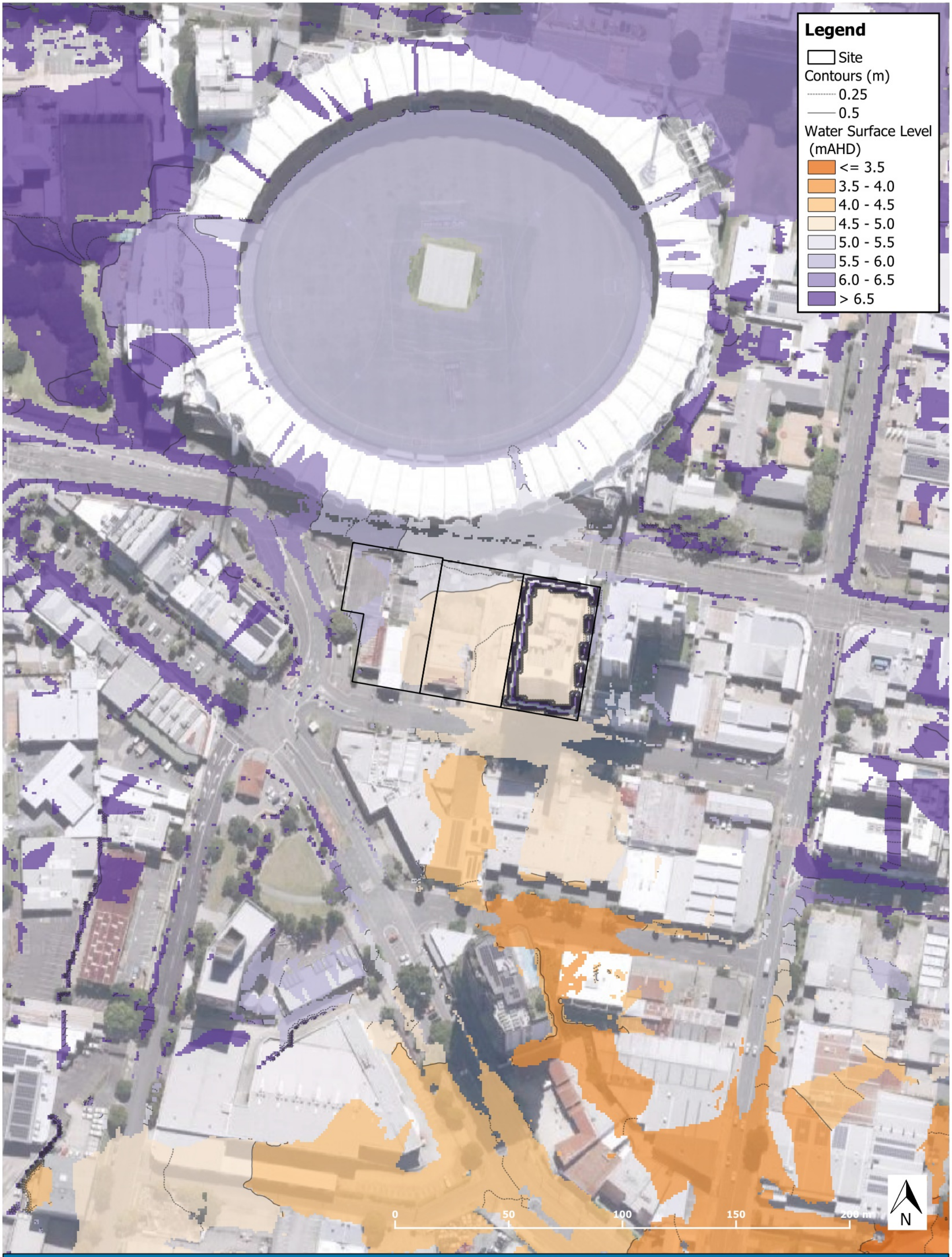

Developed Case - Silk 2 and 3 | 2% AEP - Water Surface Level

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
Projection: GDA/MGA94 Zone 56					
Imagery Source: Google Earth 2019					
Local Authority: Brisbane City Council					

WATER TECHNOLOGY

Workspace: \\fs07\R-Drive\Jobs\25020322_Silk_Lane_Stormwater_Assessment\Spatial\Workspaces\Silk_Lane_DC.qgz

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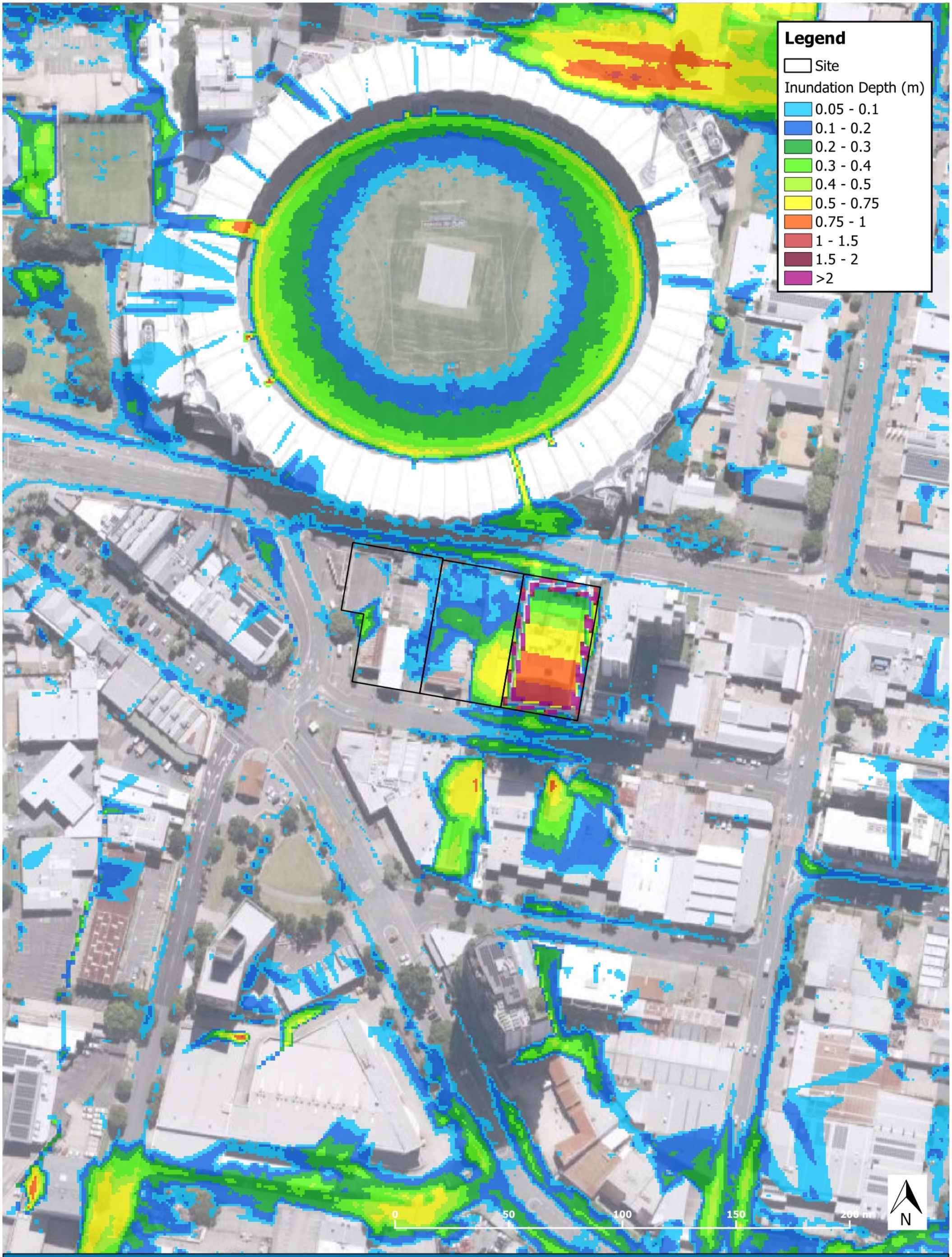

Developed Case - Silk 2 and 3 | 10% AEP - Inundation Depth

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
Projection: GDA/MGA94 Zone 56					
Imagery Source: Google Earth 2019					
Local Authority: Brisbane City Council					

WATER TECHNOLOGY

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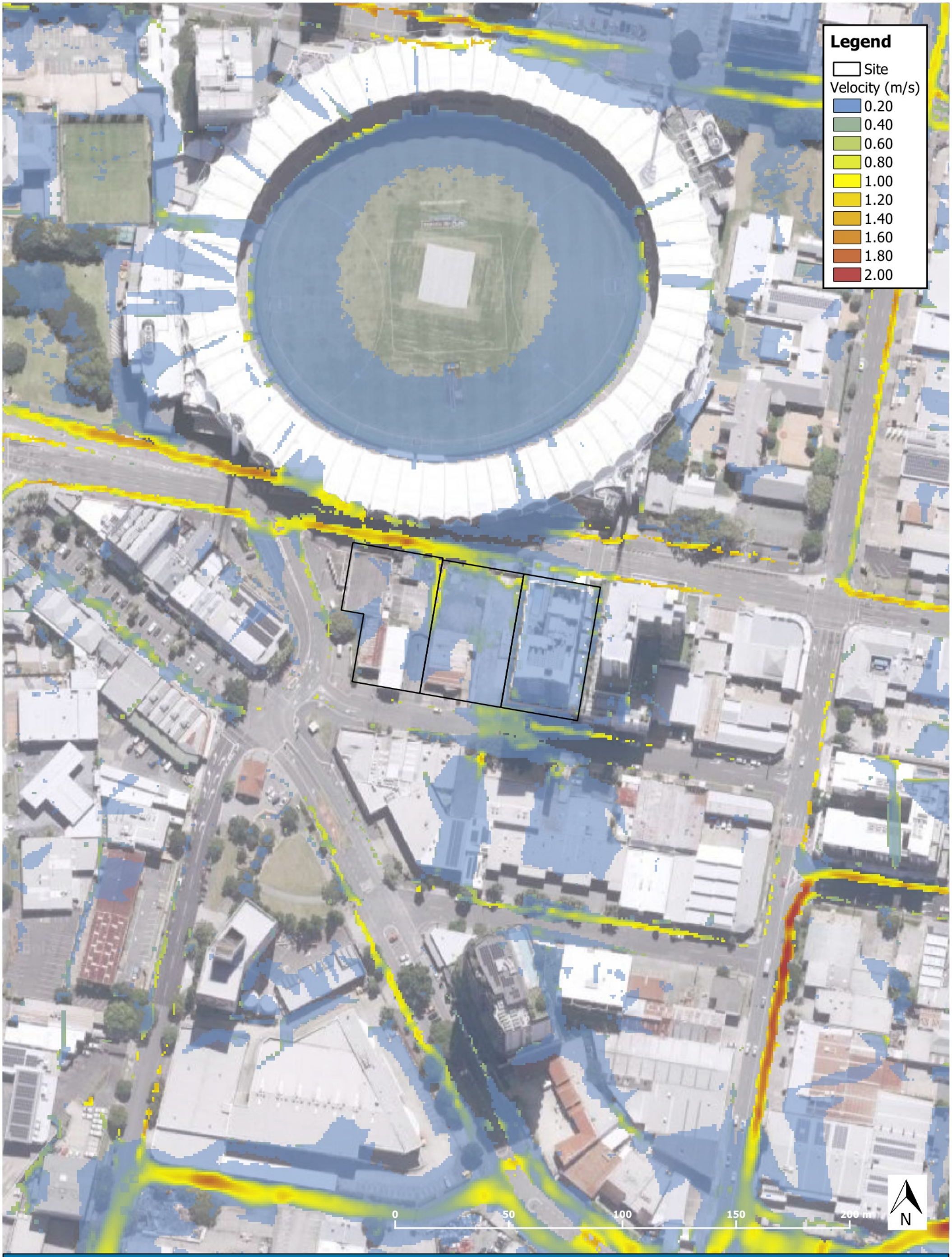

Developed Case - Silk 2 and 3 | 10% AEP - Inundation Velocity

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
Projection: GDA/MGA94 Zone 56					
Imagery Source: Google Earth 2019					
Local Authority: Brisbane City Council					

WATER TECHNOLOGY

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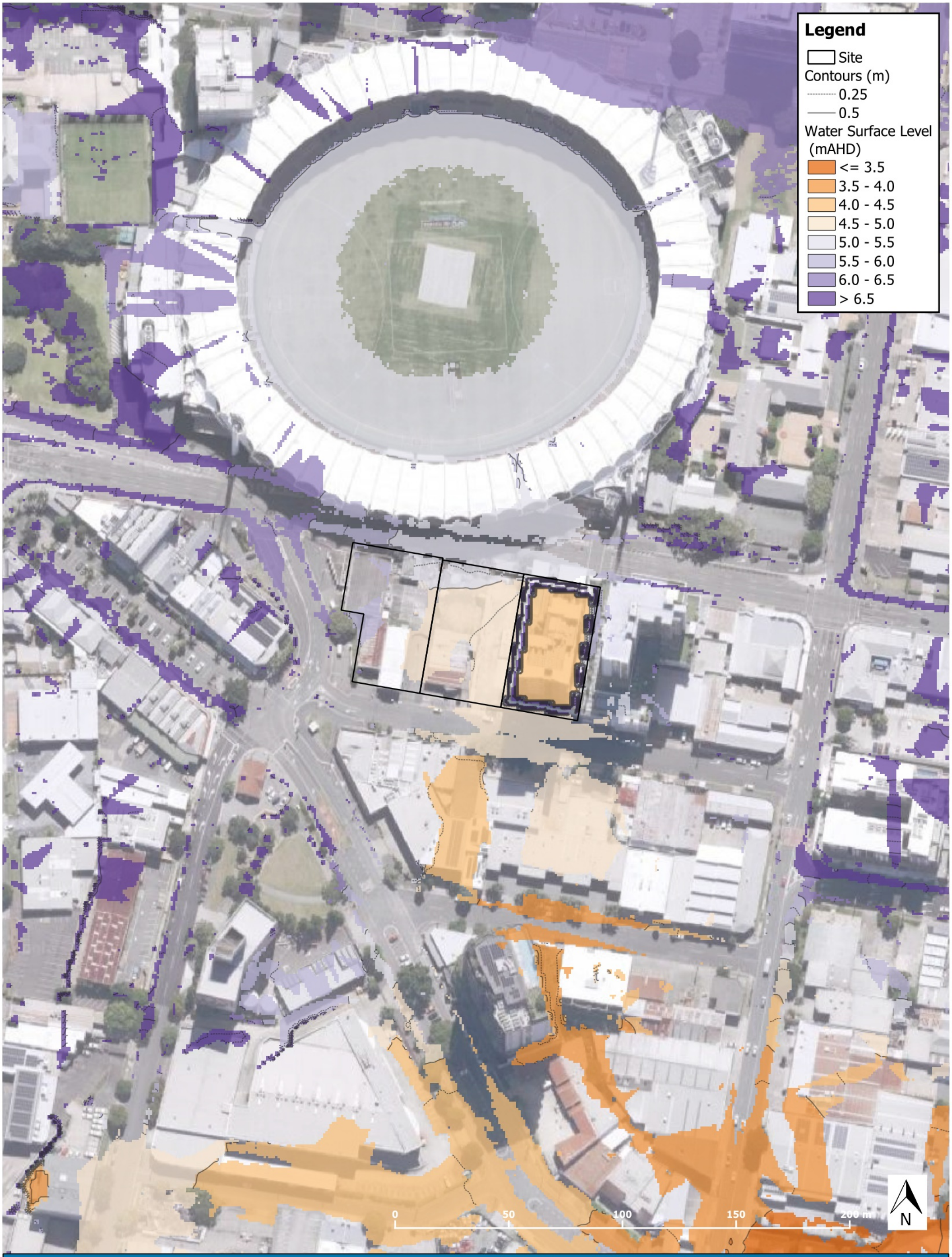


Developed Case - Silk 2 and 3 | 10% AEP - Water Surface Level

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

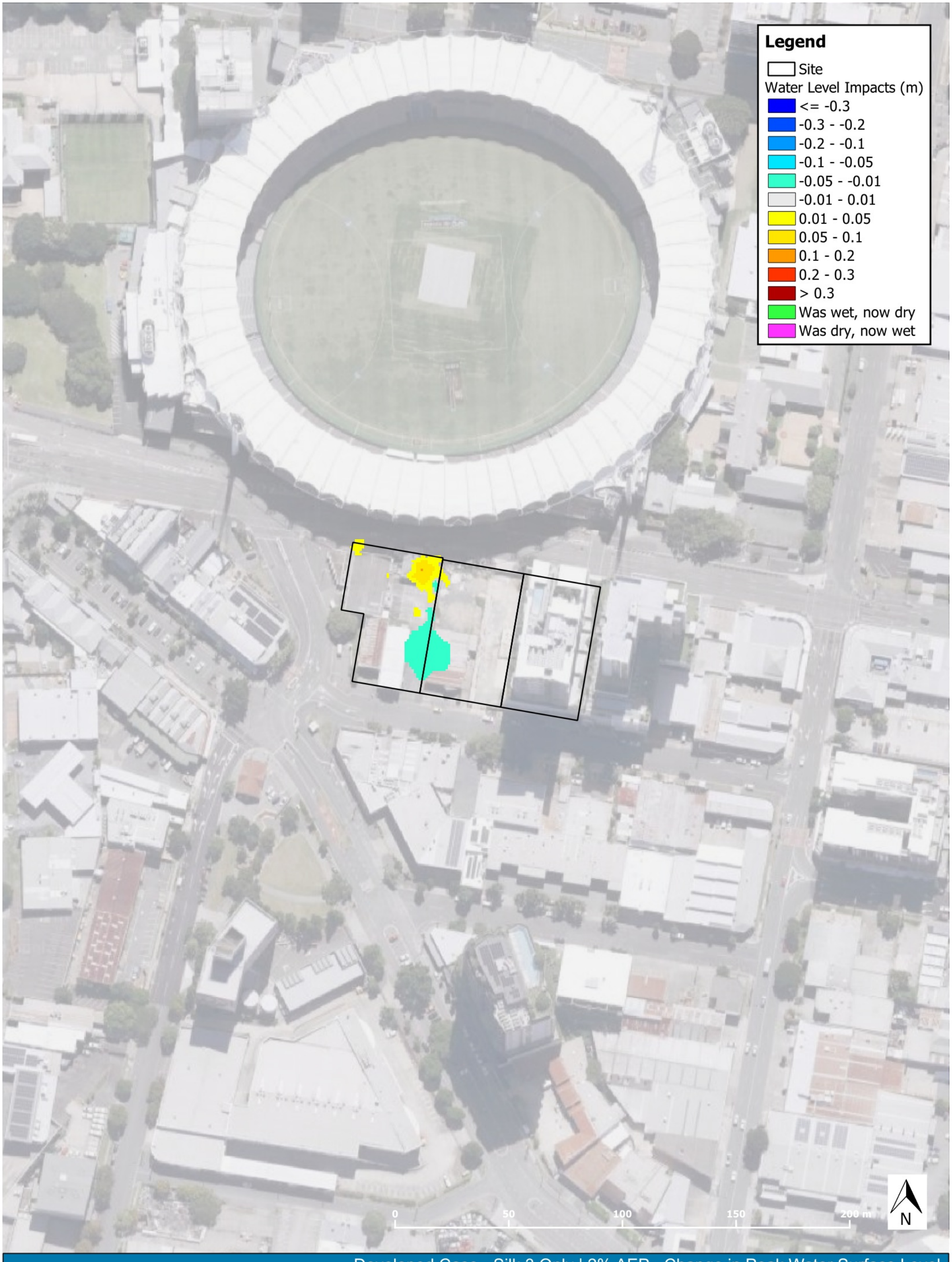
Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
Projection: GDA/MGA94 Zone 56					
Imagery Source: Google Earth 2019					
Local Authority: Brisbane City Council					

WATER TECHNOLOGY

WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

APPENDIX F
FLOOD IMPACT MAPPING – SILK 3 ONLY



Developed Case - Silk 3 Only | 2% AEP - Change in Peak Water Surface Level

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
Projection: GDA/MGA94 Zone 56					
Imagery Source: Google Earth 2019					
Local Authority: Brisbane City Council					

WATER TECHNOLOGY

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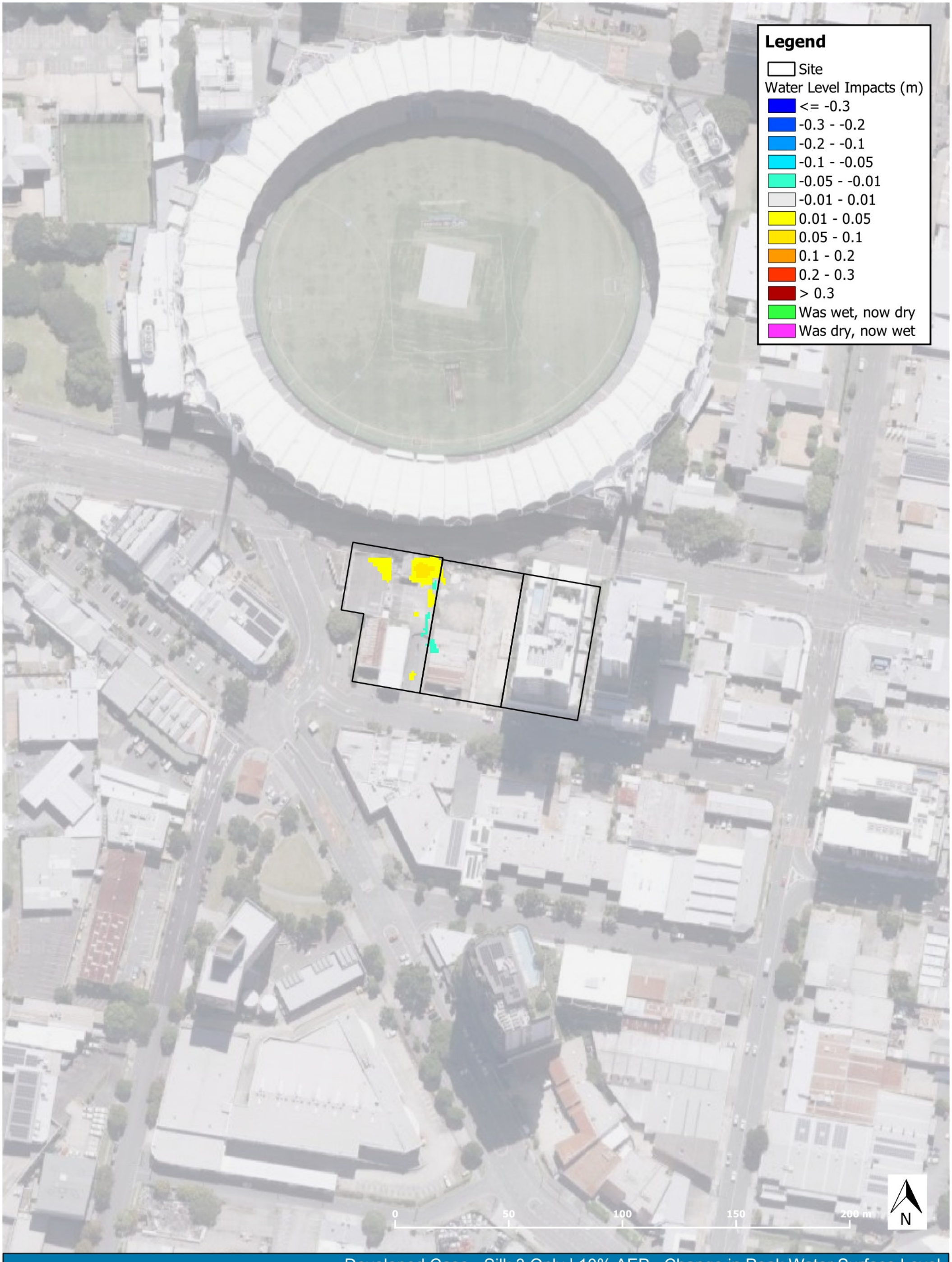

Developed Case - Silk 3 Only | 10% AEP - Change in Peak Water Surface Level

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
Projection: GDA/MGA94 Zone 56					
Imagery Source: Google Earth 2019					
Local Authority: Brisbane City Council					

WATER TECHNOLOGY

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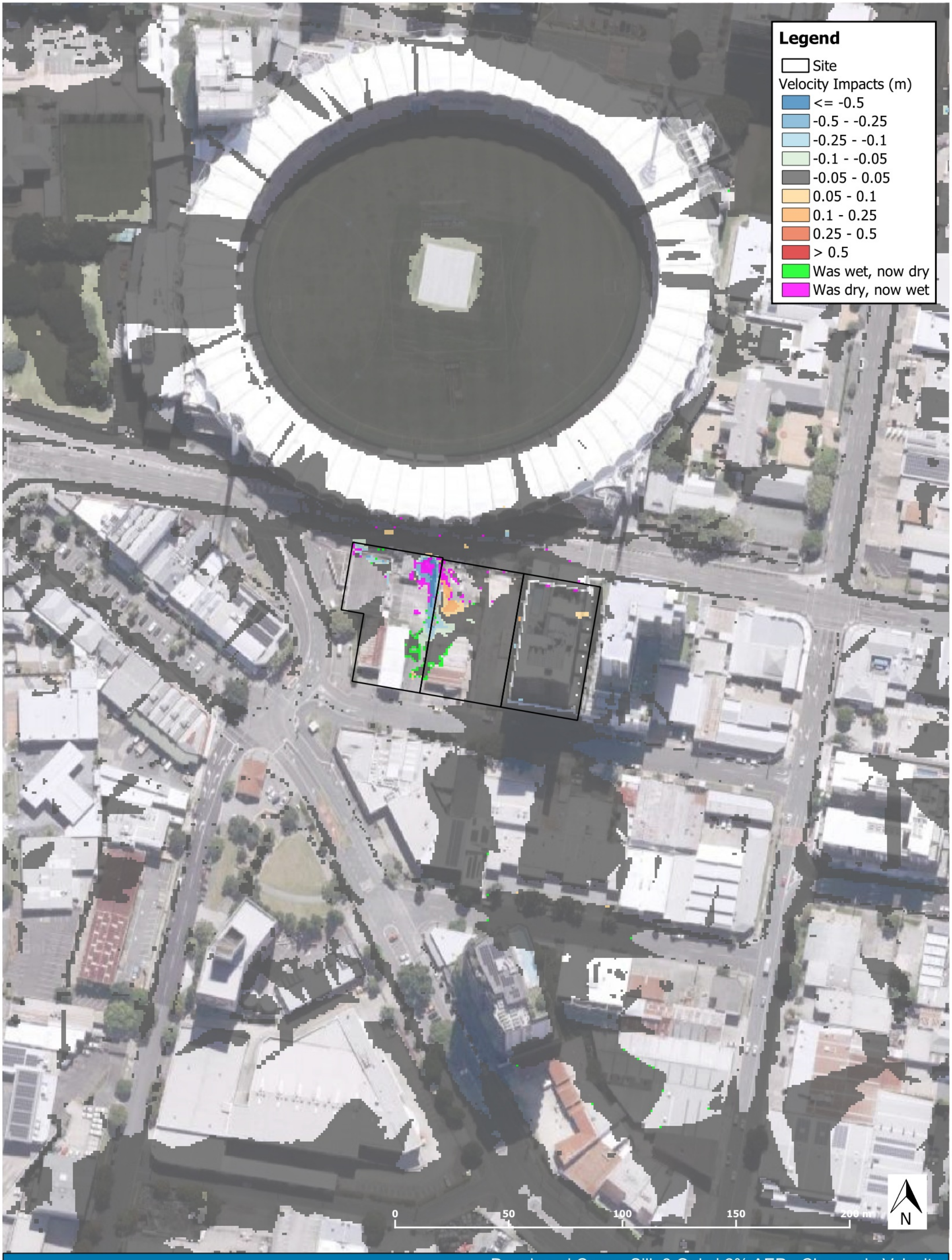

Developed Case - Silk 3 Only | 2% AEP - Change in Velocity

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
Projection: GDA/MGA94 Zone 56					
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Local Authority: Brisbane City Council					

WATER TECHNOLOGY

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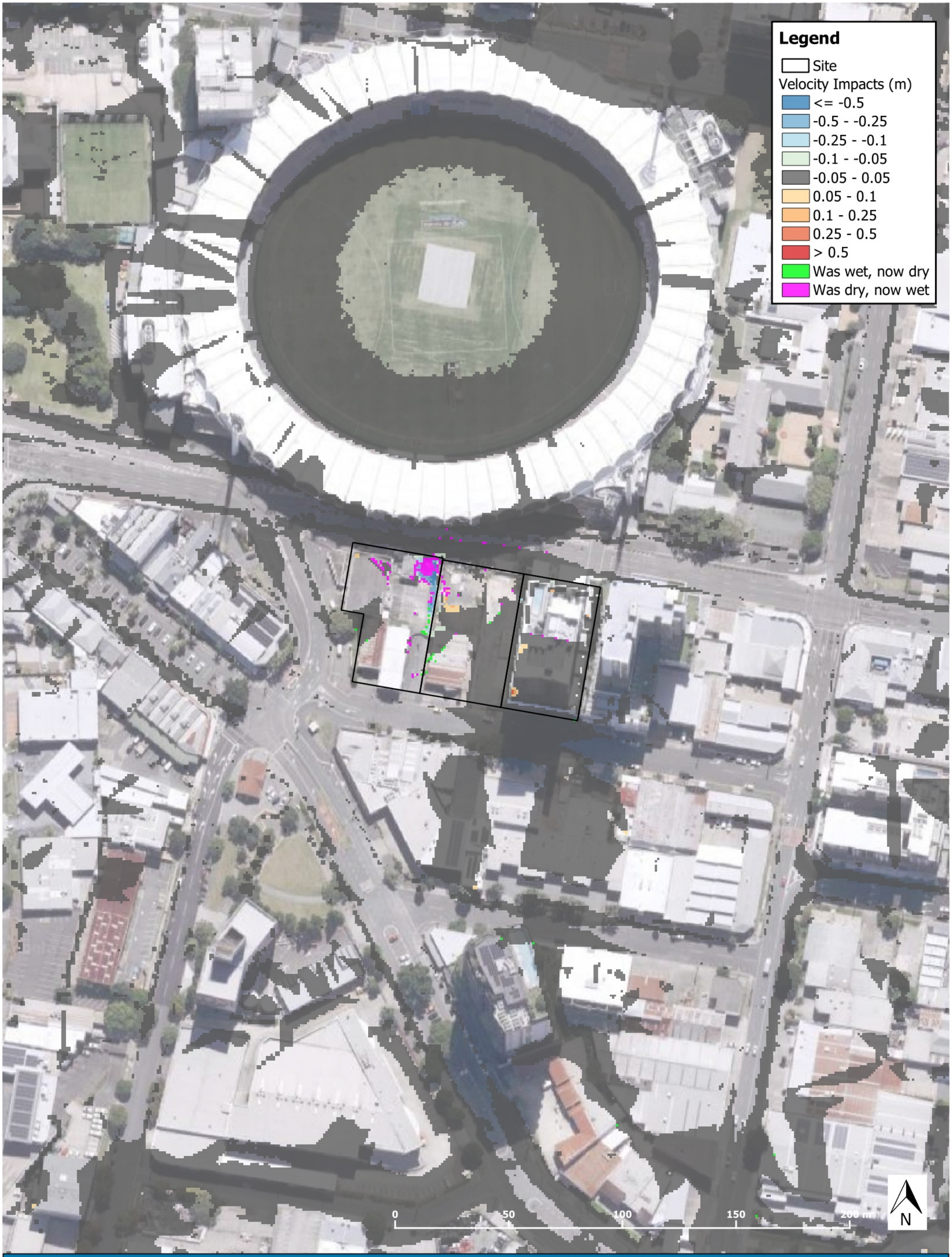

Developed Case - Silk 3 Only | 10% AEP - Change in Velocity

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
Projection: GDA/MGA94 Zone 56					
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Local Authority: Brisbane City Council					

WATER TECHNOLOGY

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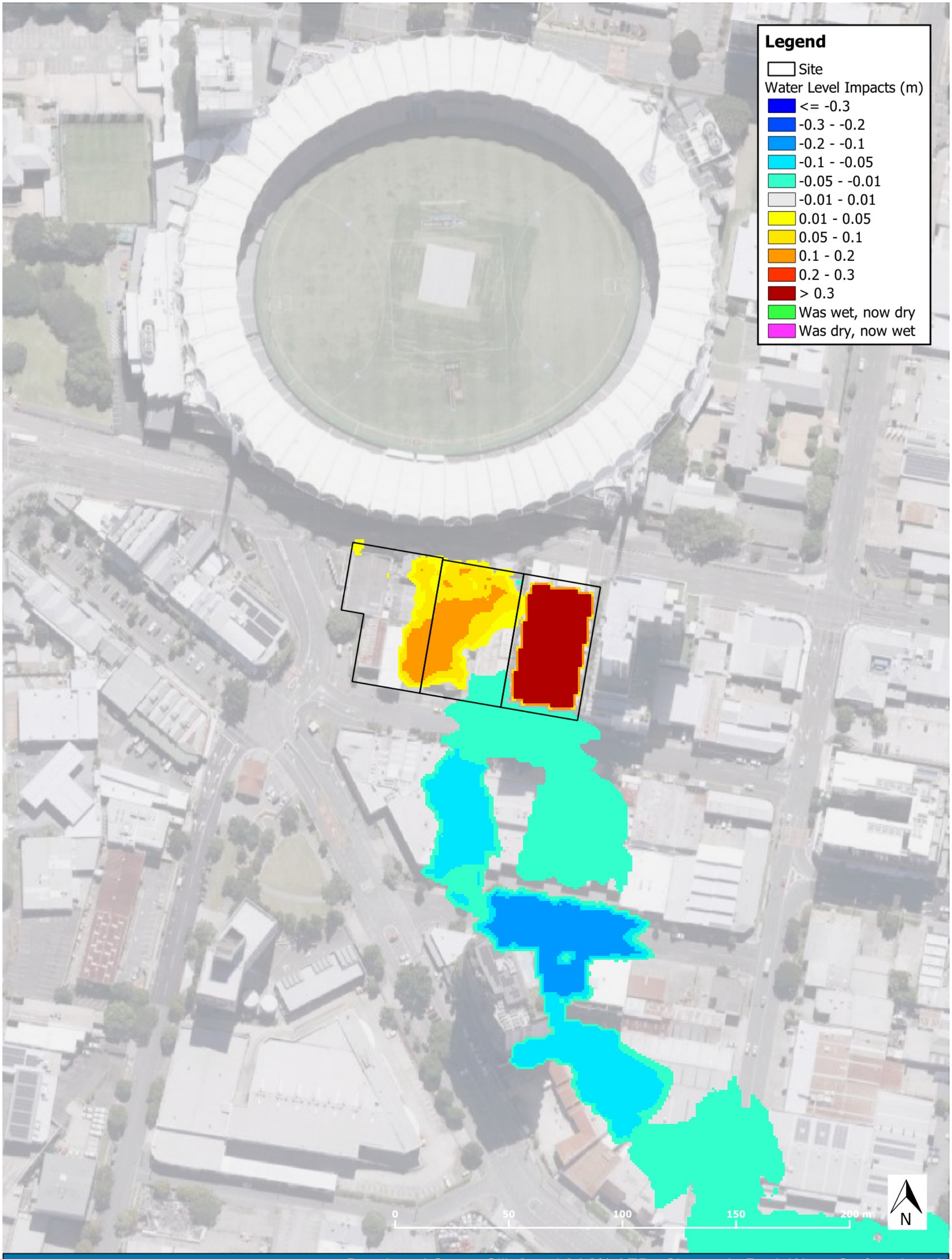
WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

APPENDIX G
FLOOD IMPACT MAPPING – SILK 2 AND 3



Developed Case - Silk 2 and 3 | 2% AEP - Change in Peak Water Surface Level

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
Projection: GDA/MGA94 Zone 56					
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Local Authority: Brisbane City Council					

WATER TECHNOLOGY

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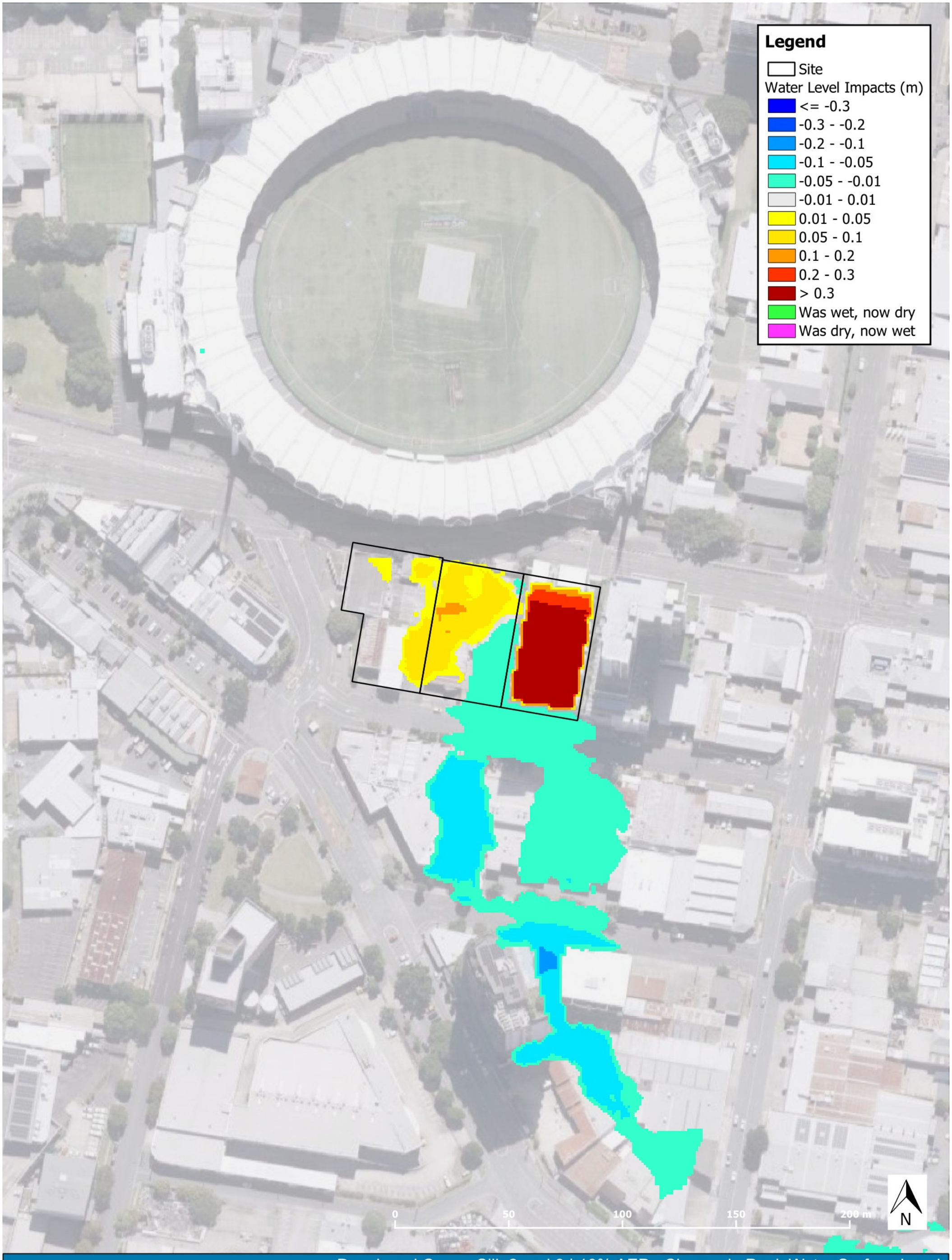

Developed Case - Silk 2 and 3 | 10% AEP - Change in Peak Water Surface Level

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
Projection: GDA/MGA94 Zone 56					
Imagery Source: Google Earth 2019					
Local Authority: Brisbane City Council					

WATER TECHNOLOGY

Workspace: \\fs07\R-Drive\Jobs\25020322_Silk_Lane_Stormwater_Assessment\Spatial\Workspaces\Silk_Lane_DC.qgz

2025-07-01T16:20:26.710

Legend

- Site

Velocity Impacts (m)

- <= -0.5
- -0.5 - -0.25
- -0.25 - -0.1
- -0.1 - -0.05
- -0.05 - 0.05
- 0.05 - 0.1
- 0.1 - 0.25
- 0.25 - 0.5
- > 0.5
- Was wet, now dry
- Was dry, now wet

0 50 100 150 200 m

N

Developed Case - Silk 2 and 3 | 2% AEP - Change in Velocity

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
Projection: GDA/MGA94 Zone 56					
Imagery Source: Google Earth 2019					
Local Authority: Brisbane City Council					

WATER TECHNOLOGY

Workspace: \\fs07\R-Drive\Jobs\25020322_Silk_Lane_Stormwater_Assessment\Spatial\Workspaces\Silk_Lane_DC.qgz

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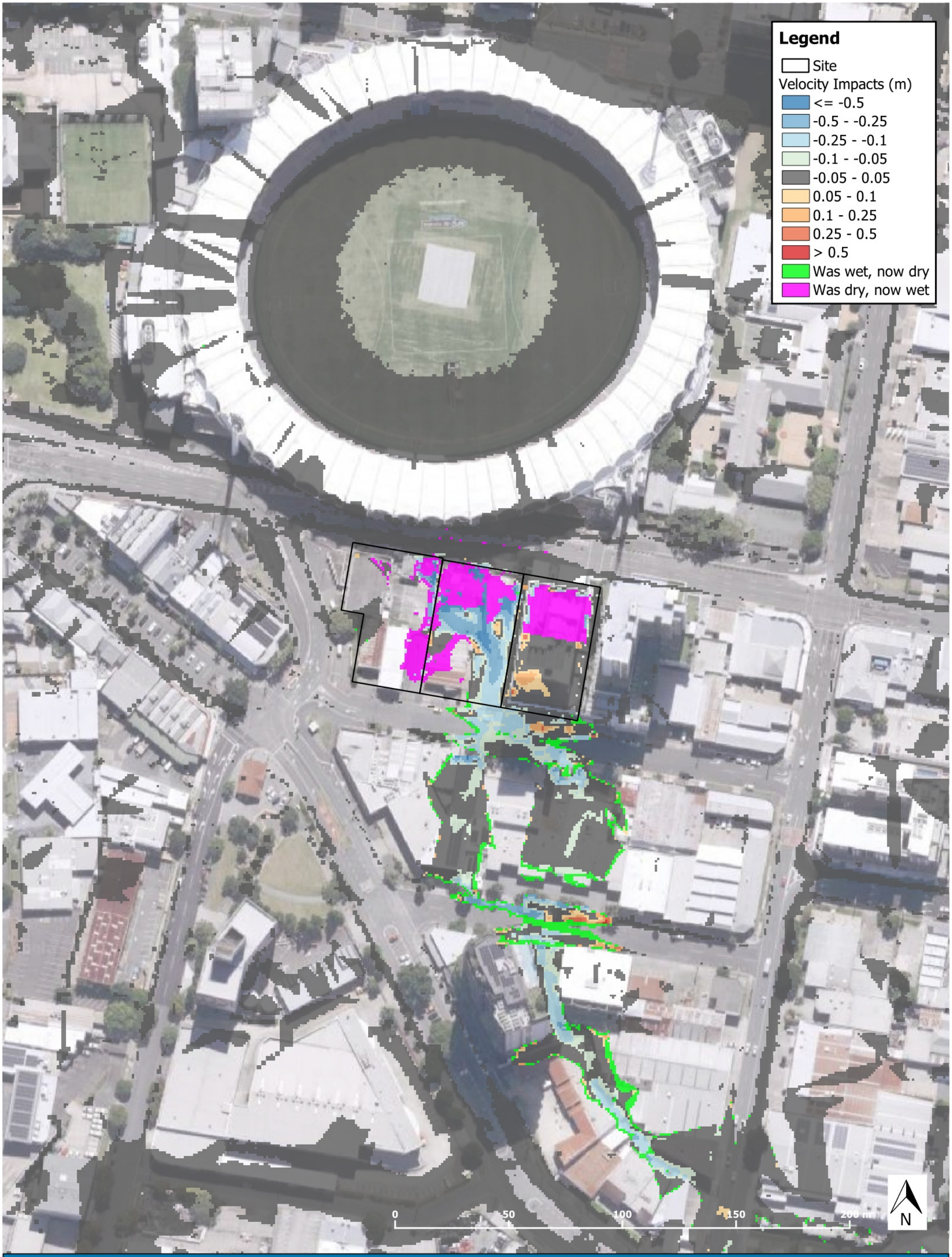

Developed Case - Silk 2 and 3 | 10% AEP - Change in Velocity

Scale:

Project: 25020322_Silk_Lane_Stormwater_Assessment

Client: Sarazin

Details	Rev	Description	Drawn	Checked	Date
Original Size A3	1	Draft	KES	AJT	26/06/2025
Projection: GDA/MGA94 Zone 56					
Imagery Source: Google Earth 2019					
Local Authority: Brisbane City Council					

WATER TECHNOLOGY

Workspace: \\fs07\R-Drive\Jobs\25020322_Silk_Lane_Stormwater_Assessment\Spatial\Workspaces\Silk_Lane_DC.qgz

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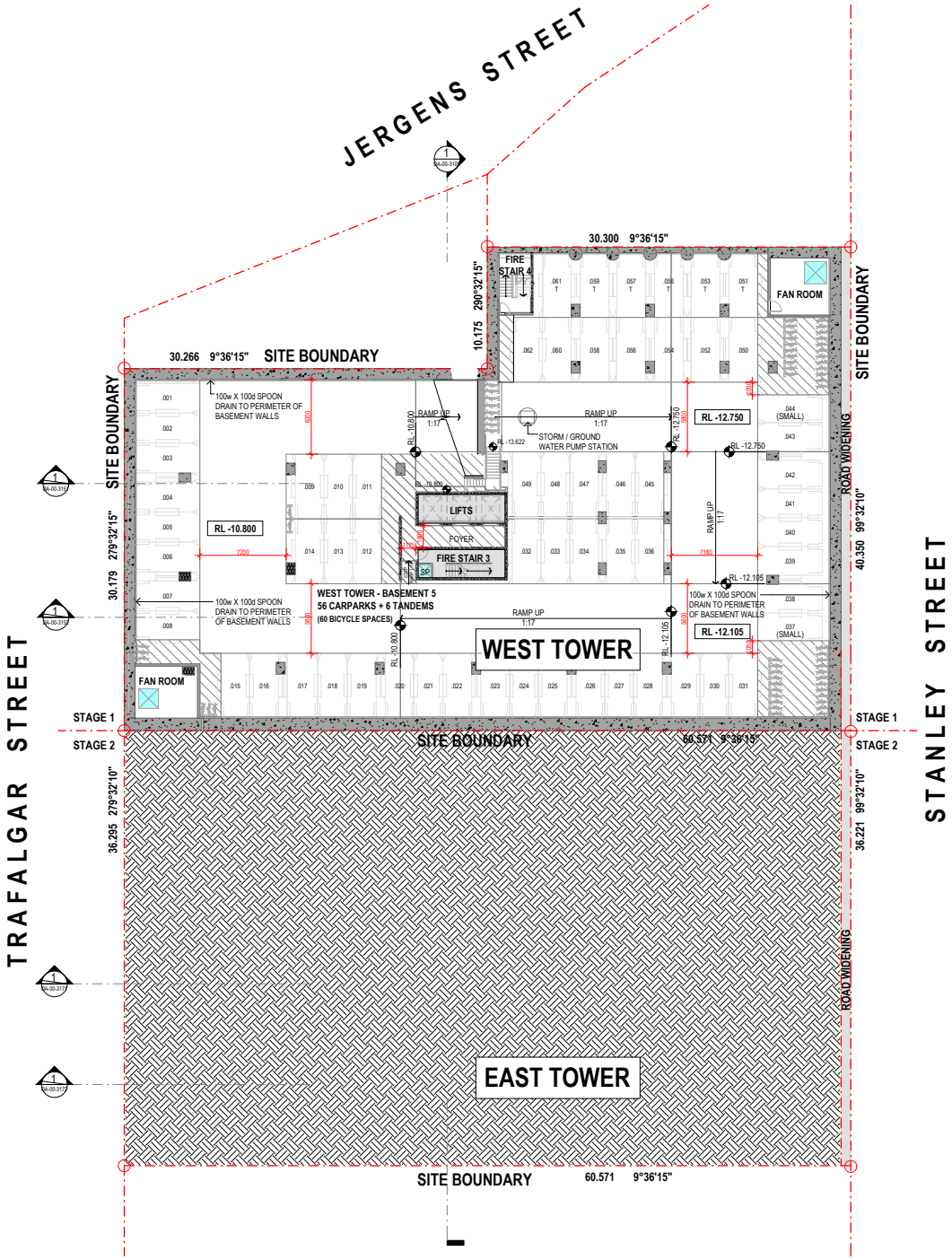
APPENDIX H
PROPOSED DESIGN – RELEVANT DRAWINGS



Amendments

Issue	Description	Date
A	REVISED PRELIMINARY ISSUE	11.09.2025
B	REVISED PRELIMINARY ISSUE	12.09.2025
C	ISSUE FOR COORDINATION	24.09.2025
D	DRAFT EDQ SUBMISSION	10.10.2025

DRAFT EDQ

Consultant
Consultant Company
Consultant Details

Consultant
Consultant Company
Consultant Details

Consultant
Consultant Company
Consultant Details

Client
SARAZIN
21 Wellington Rd, East Brisbane QLD, 4169 | Australia

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Level 07, 260 Queen St Brisbane QLD Australia 4000
www.groupgsa.com
T +617 3112 3079
architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 5696

Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
BASEMENT 5

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
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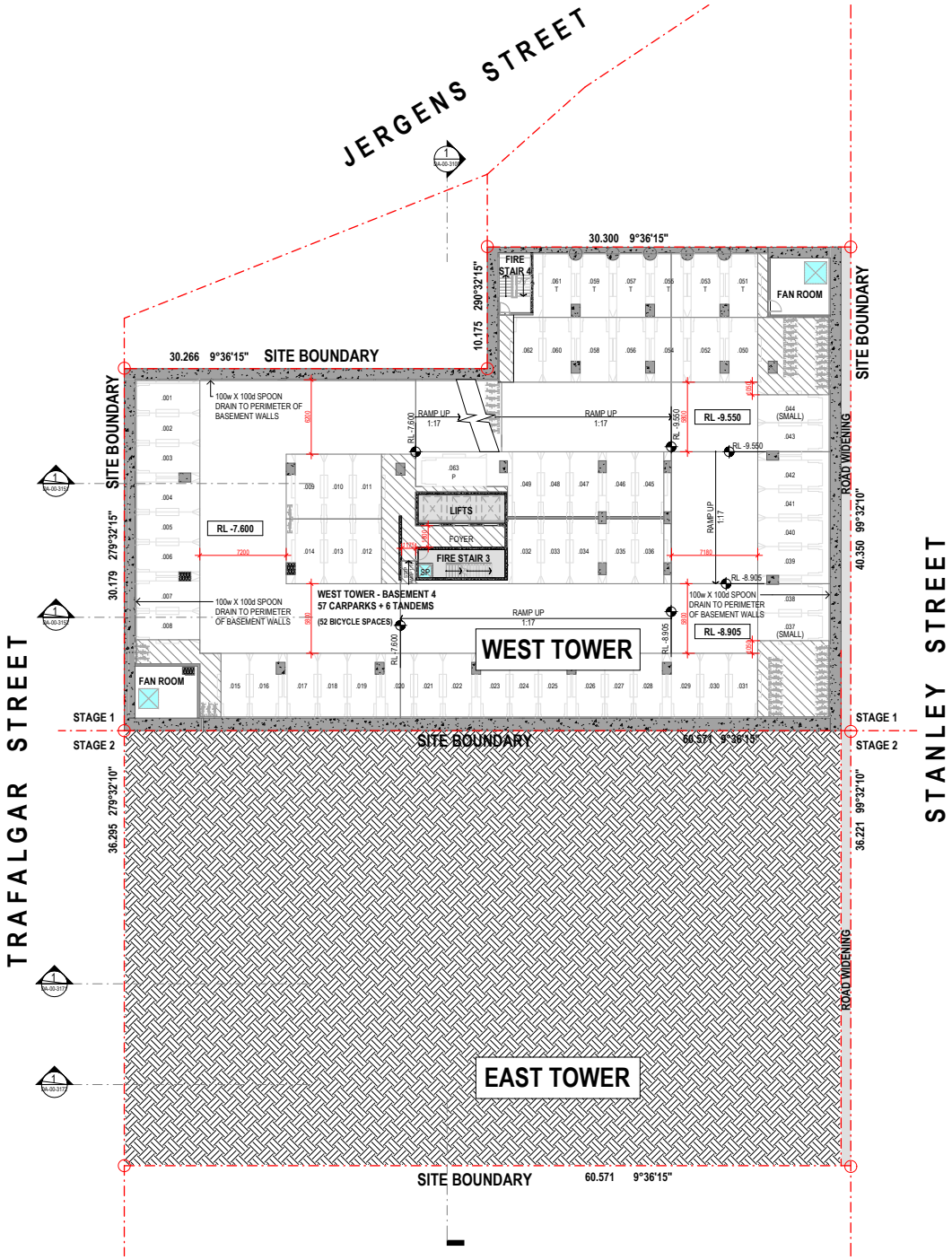
14/10/2025 6:39:13 PM



Amendments

Issue	Description	Date
A	REVISED PRELIMINARY ISSUE	11.09.2025
B	REVISED PRELIMINARY ISSUE	12.09.2025
C	ISSUE FOR COORDINATION	24.09.2025
D	DRAFT EDQ SUBMISSION	10.10.2025

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Consultant
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Consultant Company
Consultant Details

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Consultant Company
Consultant Details

Client
SARAZIN
21 Wellington Rd, East Brisbane QLD, 4169 | Australia

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 5696

Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
BASEMENT 4

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
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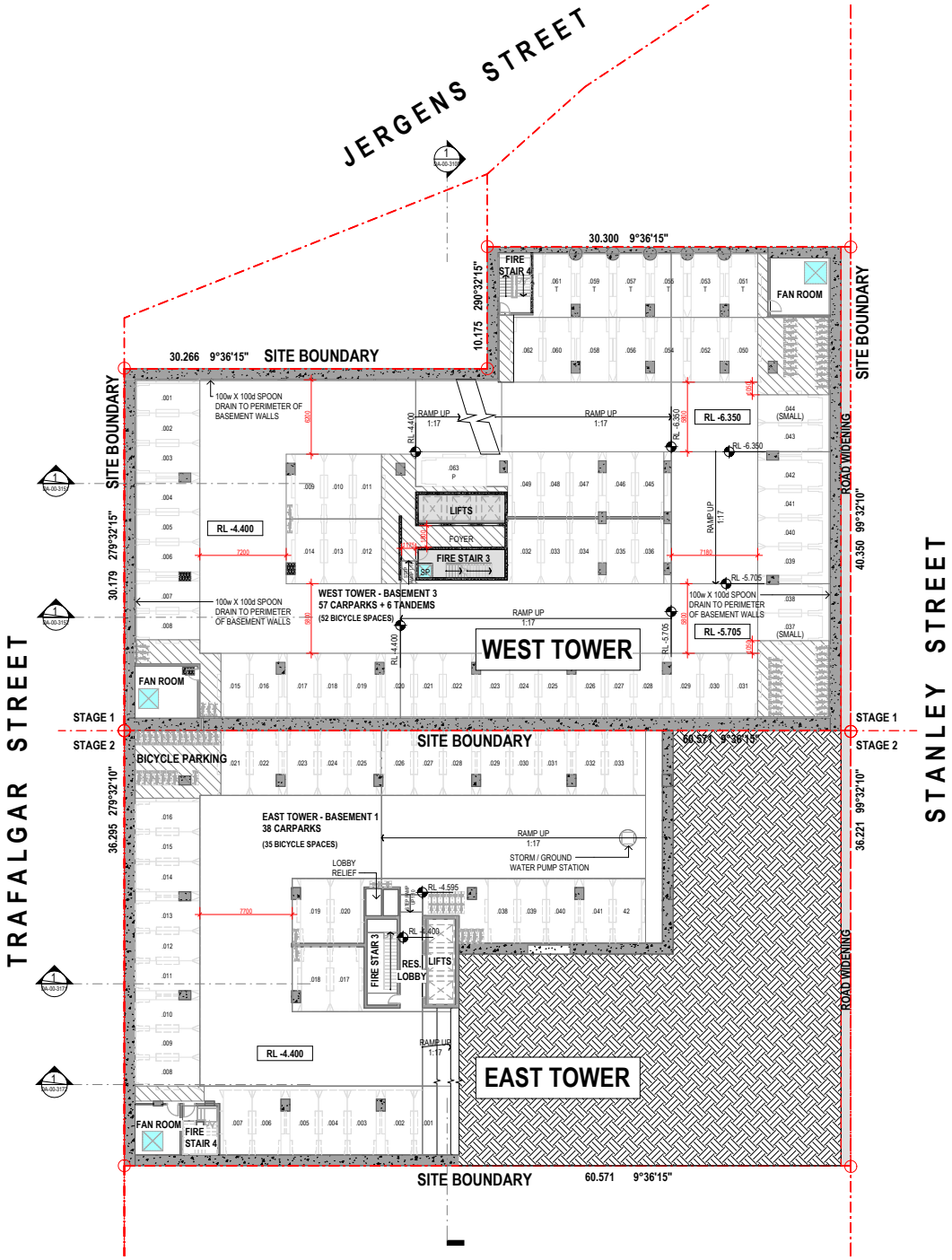

Amendments

Issue	Description	Date
A	REVISED PRELIMINARY ISSUE	11.09.2025
B	REVISED PRELIMINARY ISSUE	12.09.2025
C	ISSUE FOR COORDINATION	24.09.2025
D	DRAFT EDQ SUBMISSION	10.10.2025

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Consultant
Consultant Company
Consultant Details

Consultant
Consultant Company
Consultant Details

Consultant
Consultant Company
Consultant Details

Client
SARAZIN
21 Wellington Rd, East Brisbane QLD, 4169 | Australia

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T +617 3112 3079
architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 5696

Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
BASEMENT 3

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
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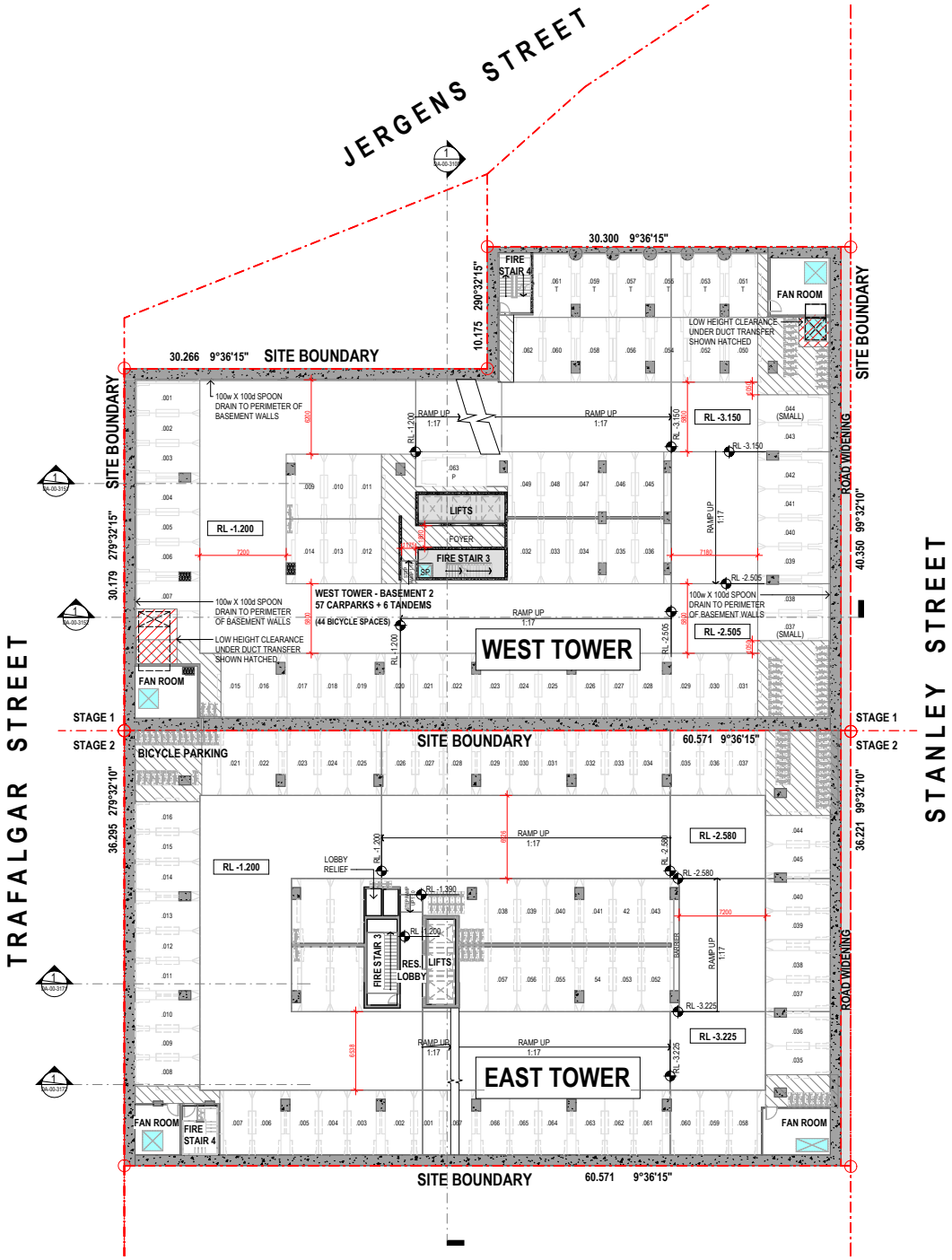

Amendments

Issue	Description	Date
A	REVISED PRELIMINARY ISSUE	11.09.2025
B	REVISED PRELIMINARY ISSUE	12.09.2025
C	ISSUE FOR COORDINATION	24.09.2025
D	DRAFT EDQ SUBMISSION	10.10.2025

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Consultant
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Consultant Company
Consultant Details

Consultant
Consultant Company
Consultant Details

Client
SARAZIN
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nom architect Lisa-Maree Carrigan 5696

Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
BASEMENT 2

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
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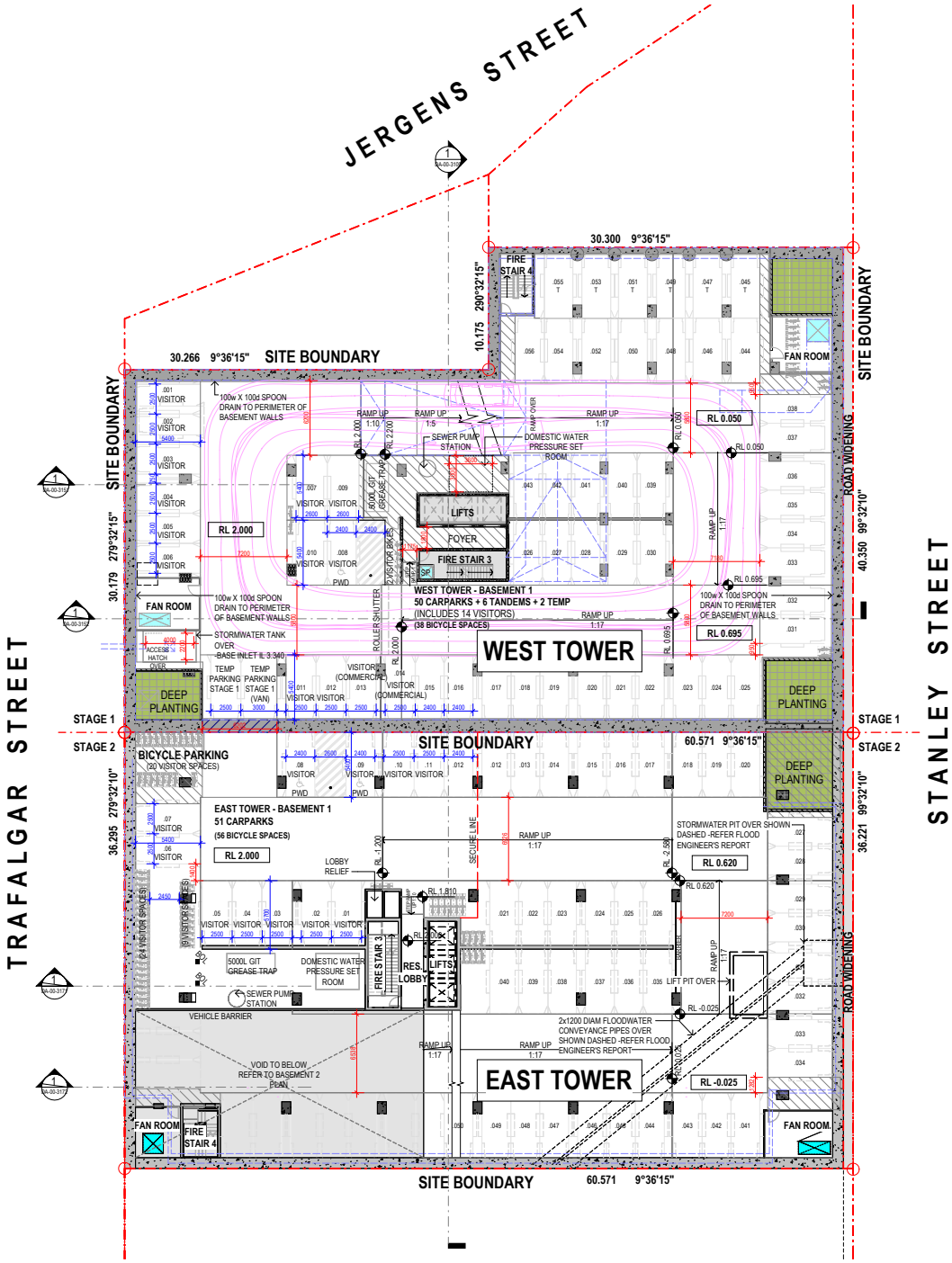

Amendments

Issue	Description	Date
A	REVISED PRELIMINARY ISSUE	11.09.2025
B	REVISED PRELIMINARY ISSUE	12.09.2025
C	ISSUE FOR COORDINATION	24.09.2025
D	DRAFT EDQ SUBMISSION	10.10.2025

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Consultant
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Consultant Details

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 5696

Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
BASEMENT 1

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

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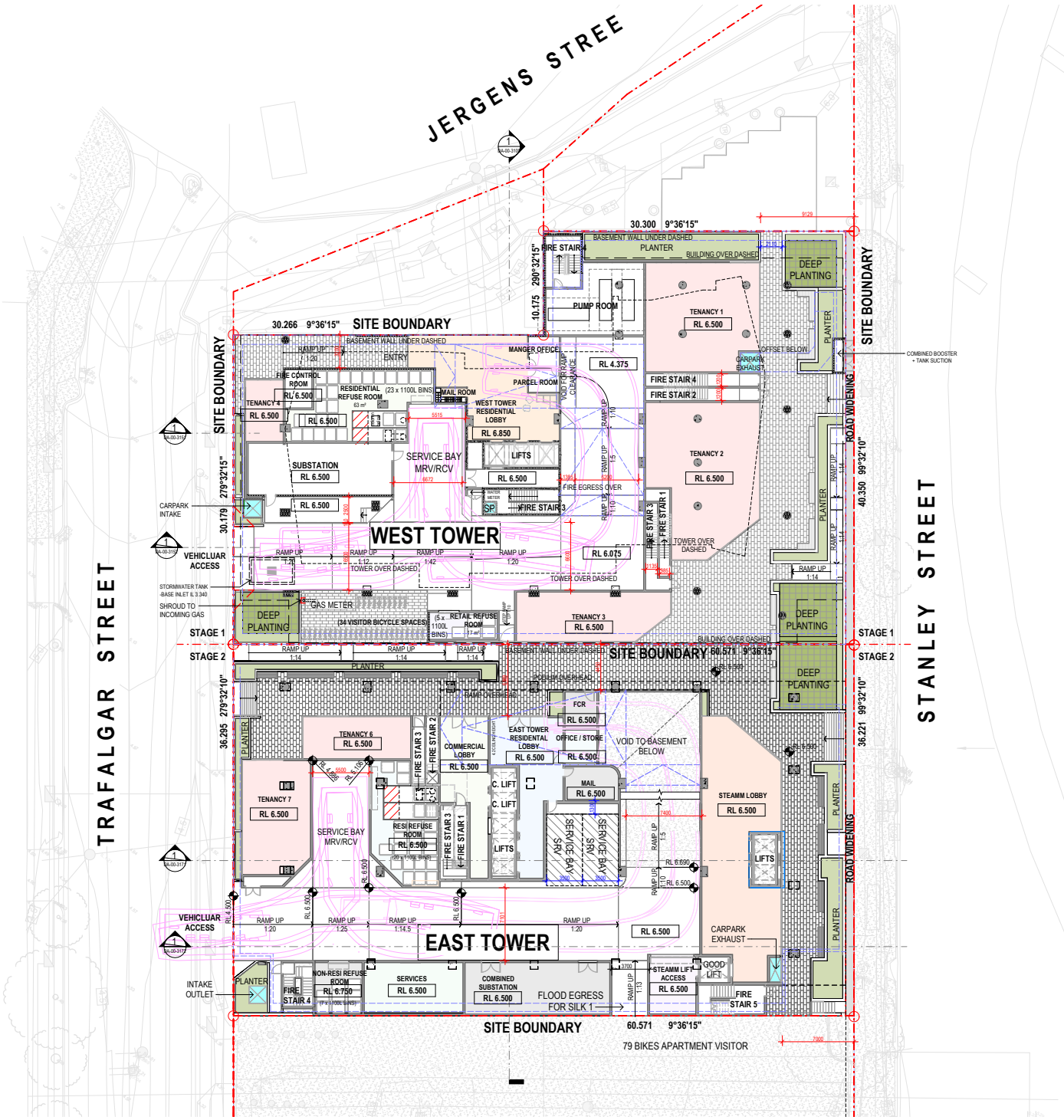

Amendments

Issue	Description	Date
A	PRELIMINARY ISSUE	28.08.2025
B	REVISED PRELIMINARY ISSUE	11.09.2025
C	REVISED PRELIMINARY ISSUE	12.09.2025
D	ISSUE FOR COORDINATION	24.09.2025
E	DRAFT EDQ SUBMISSION	10.10.2025

DRAFT EDQ

Consultant

Consultant Company
Consultant Details

Consultant

Consultant Company
Consultant Details

Consultant

Consultant Company
Consultant Details

Client

SARAZIN
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 5696

Project Title

STANLEY QUARTER
WOOLLOONGABBA

Building Name

COMBINED EAST & WEST

Drawing Title

LEVEL 1 - GROUND

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
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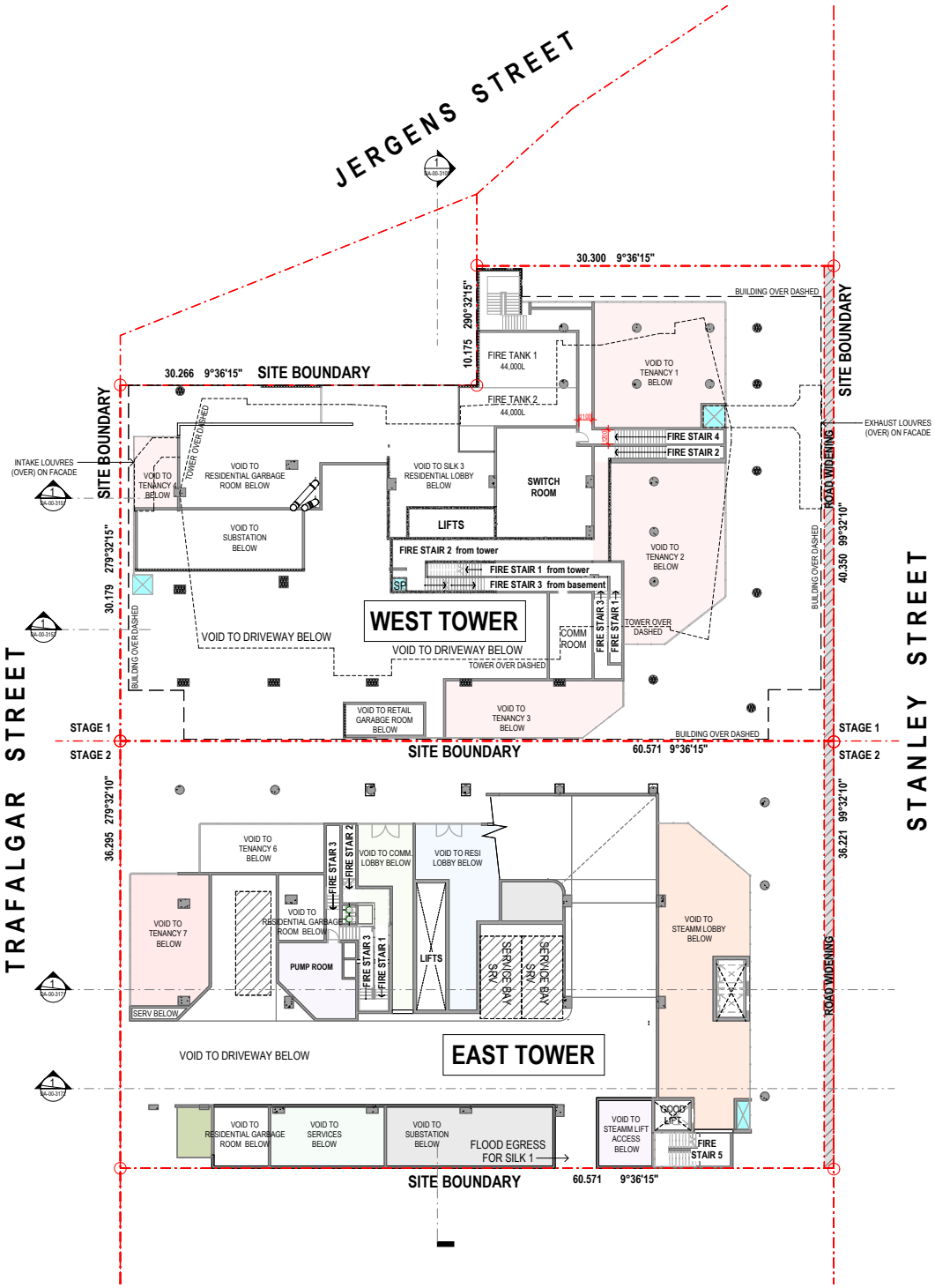

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025

DRAFT EDQ

Consultant

Consultant Company
Consultant Details

Consultant

Consultant Company
Consultant Details

Consultant

Consultant Company
Consultant Details

Client

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GROUP GSA

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nom architect Lisa-Maree Carrigan 5696

Project Title

STANLEY QUARTER
WOOLLOONGABBA

Building Name

COMBINED EAST & WEST

Drawing Title

LEVEL 1 - MEZZ

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
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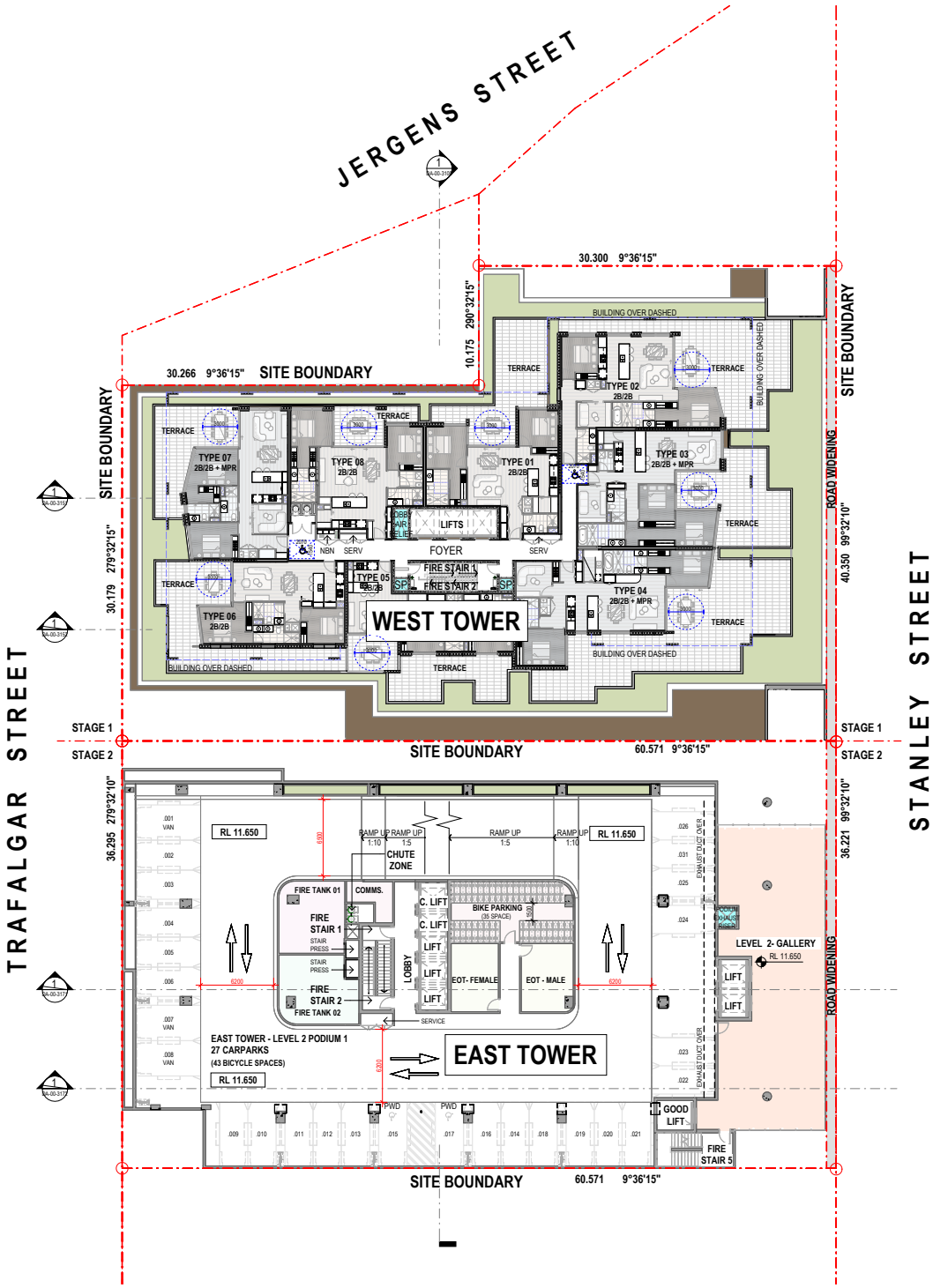

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025

DRAFT EDQ

Consultant
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Consultant Details

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Consultant Company
Consultant Details

Consultant
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Consultant Details

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nom architect Lisa-Maree Carrigan 5696

Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 2

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
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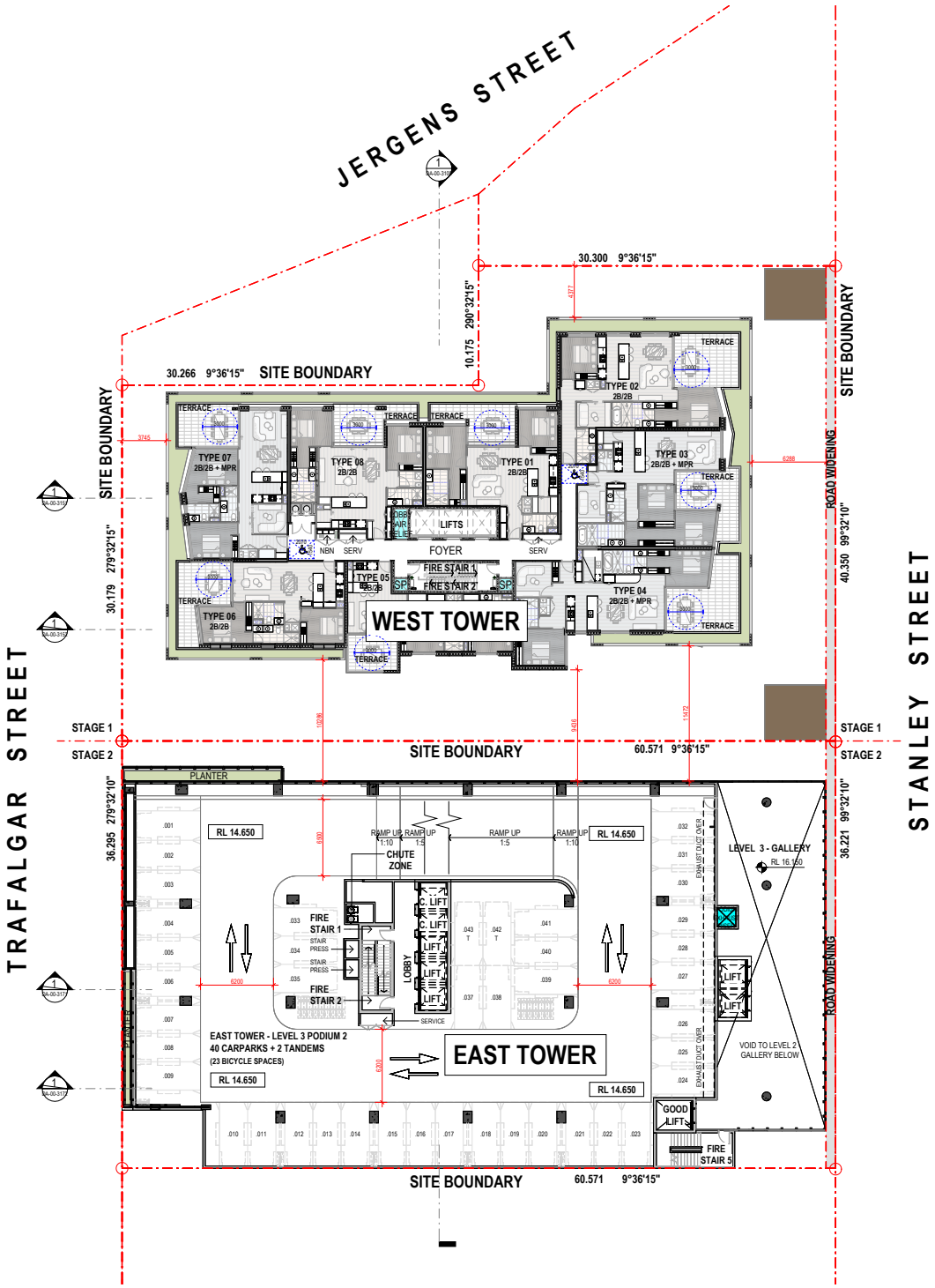

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025

DRAFT EDQ

Consultant
Consultant Company
Consultant Details

Consultant
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Consultant Details

Consultant
Consultant Company
Consultant Details

Client
SARAZIN
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nom architect Lisa-Maree Carrigan 5696

Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 3

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2003	A

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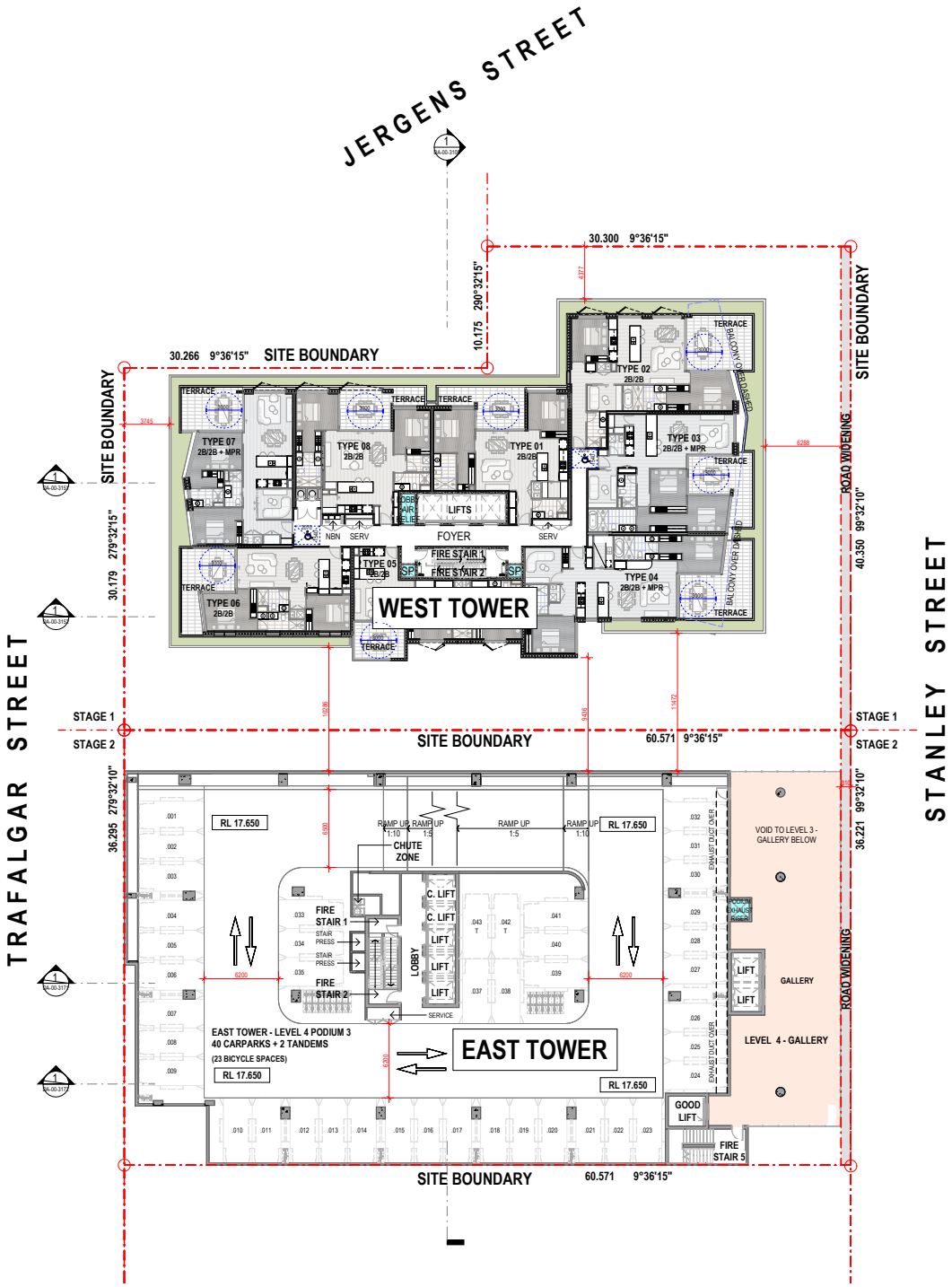

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025

DRAFT EDQ

Consultant
Consultant Company
Consultant Details

Consultant
Consultant Company
Consultant Details

Consultant
Consultant Company
Consultant Details

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Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 4

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
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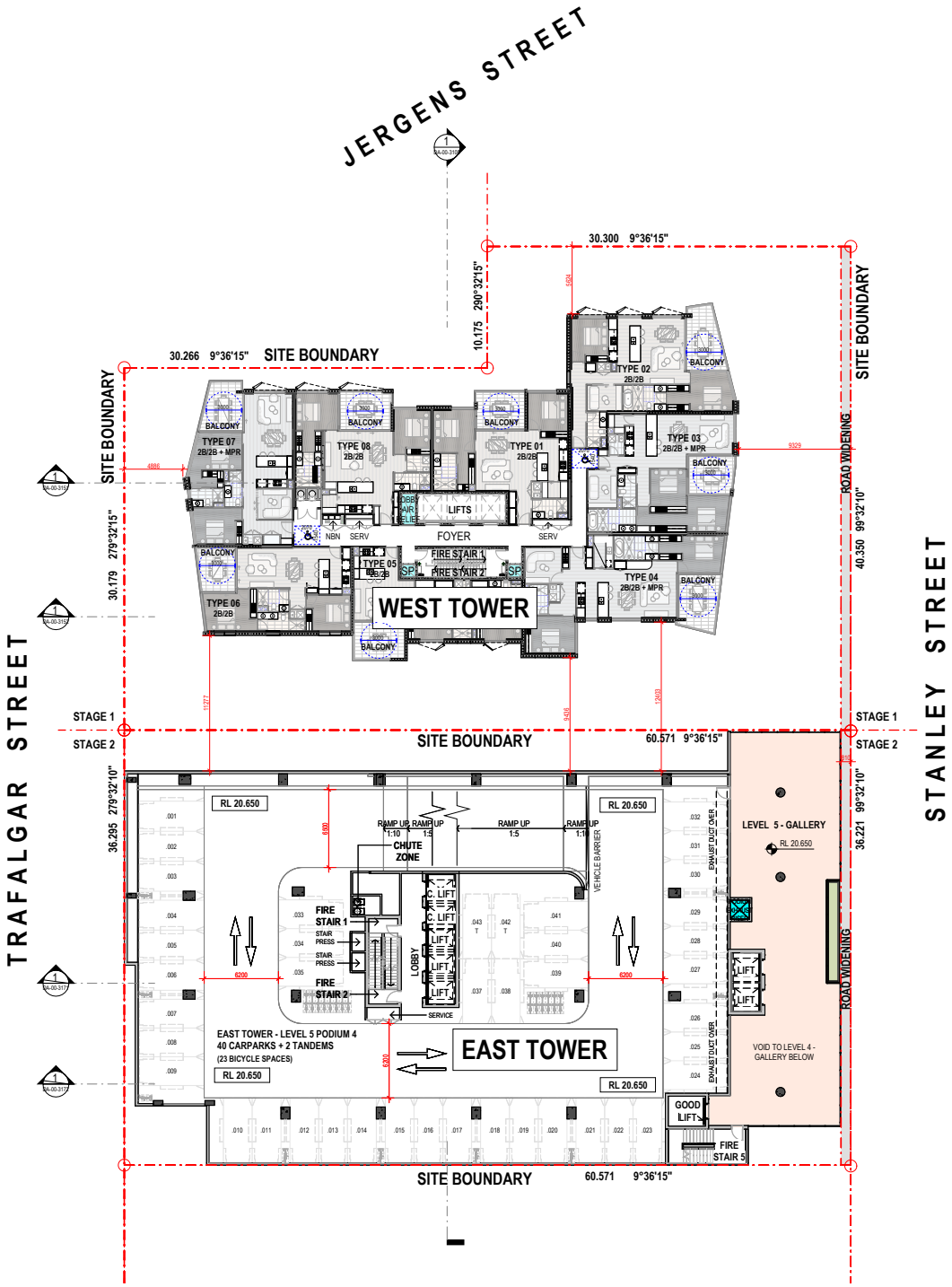

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025

DRAFT EDQ

Consultant

Consultant Company
Consultant Details

Consultant

Consultant Company
Consultant Details

Consultant

Consultant Company
Consultant Details

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Project Title

STANLEY QUARTER
WOOLLOONGABBA

Building Name

COMBINED EAST & WEST

Drawing Title

LEVEL 5

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
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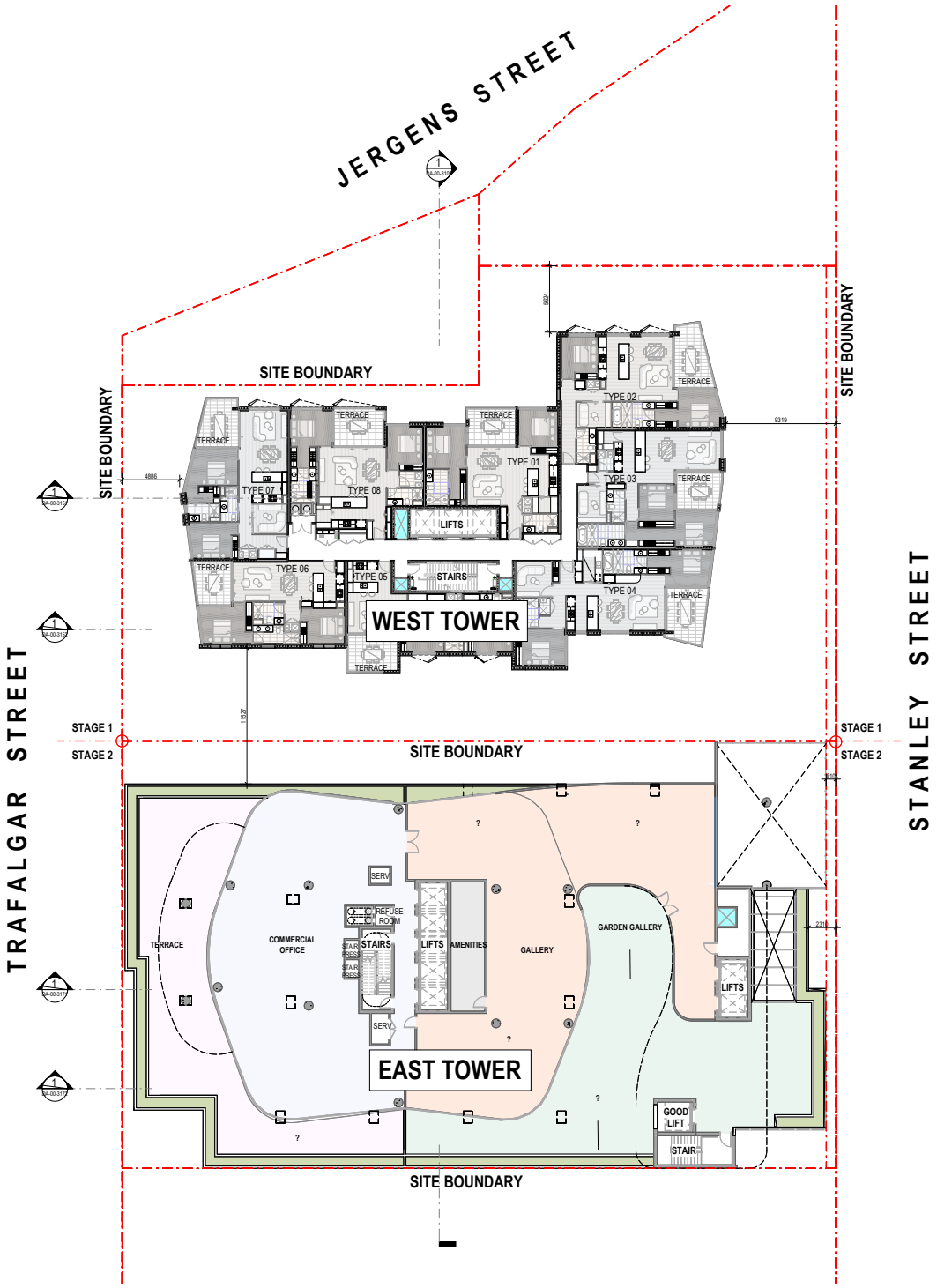

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025

DRAFT EDQ

Consultant
Consultant Company
Consultant Details

Consultant
Consultant Company
Consultant Details

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Consultant Details

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Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 6

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2006	A

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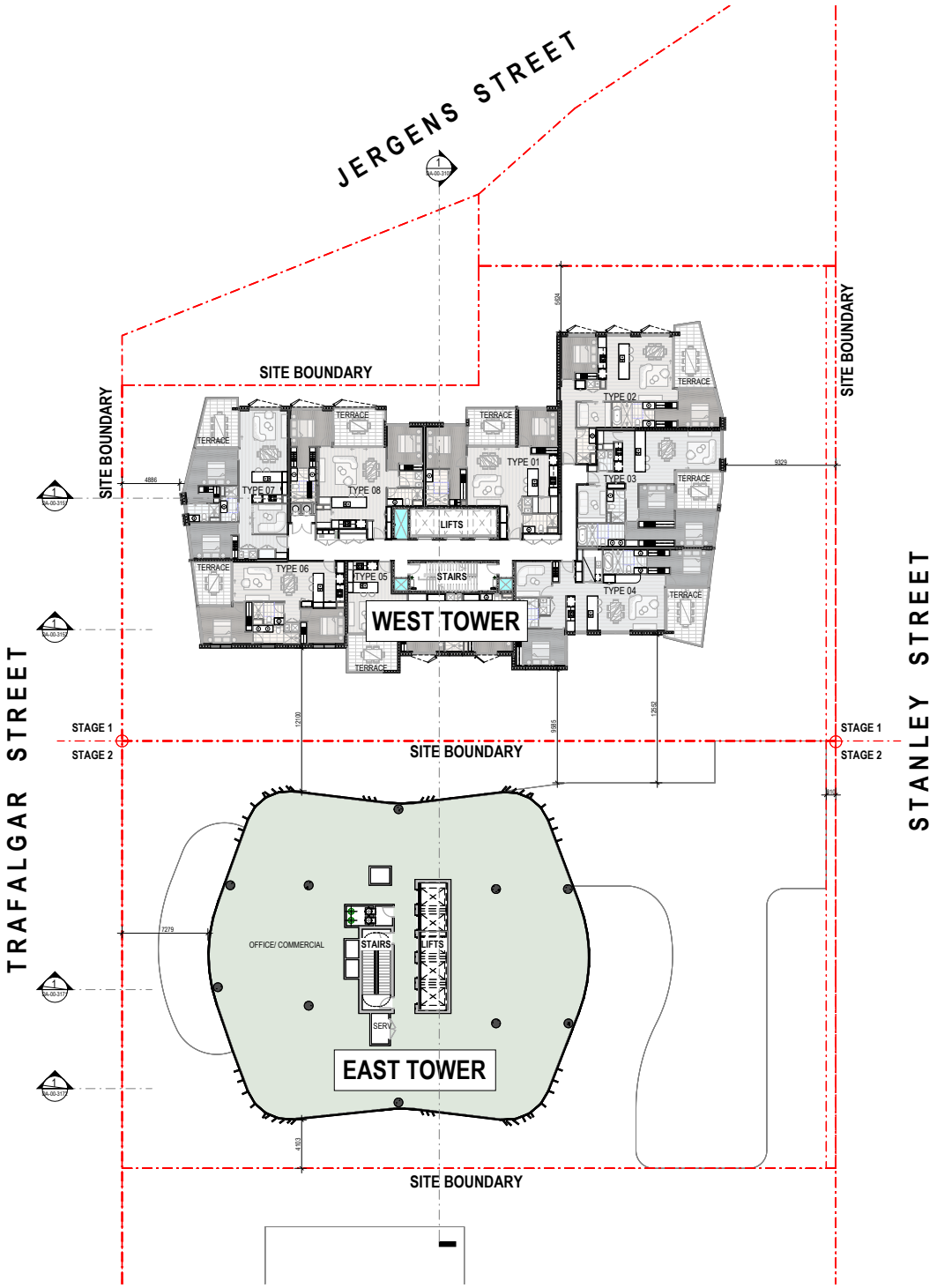

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025

DRAFT EDQ

Consultant
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Consultant Details

Consultant
Consultant Company
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Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 7-9

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2007	A

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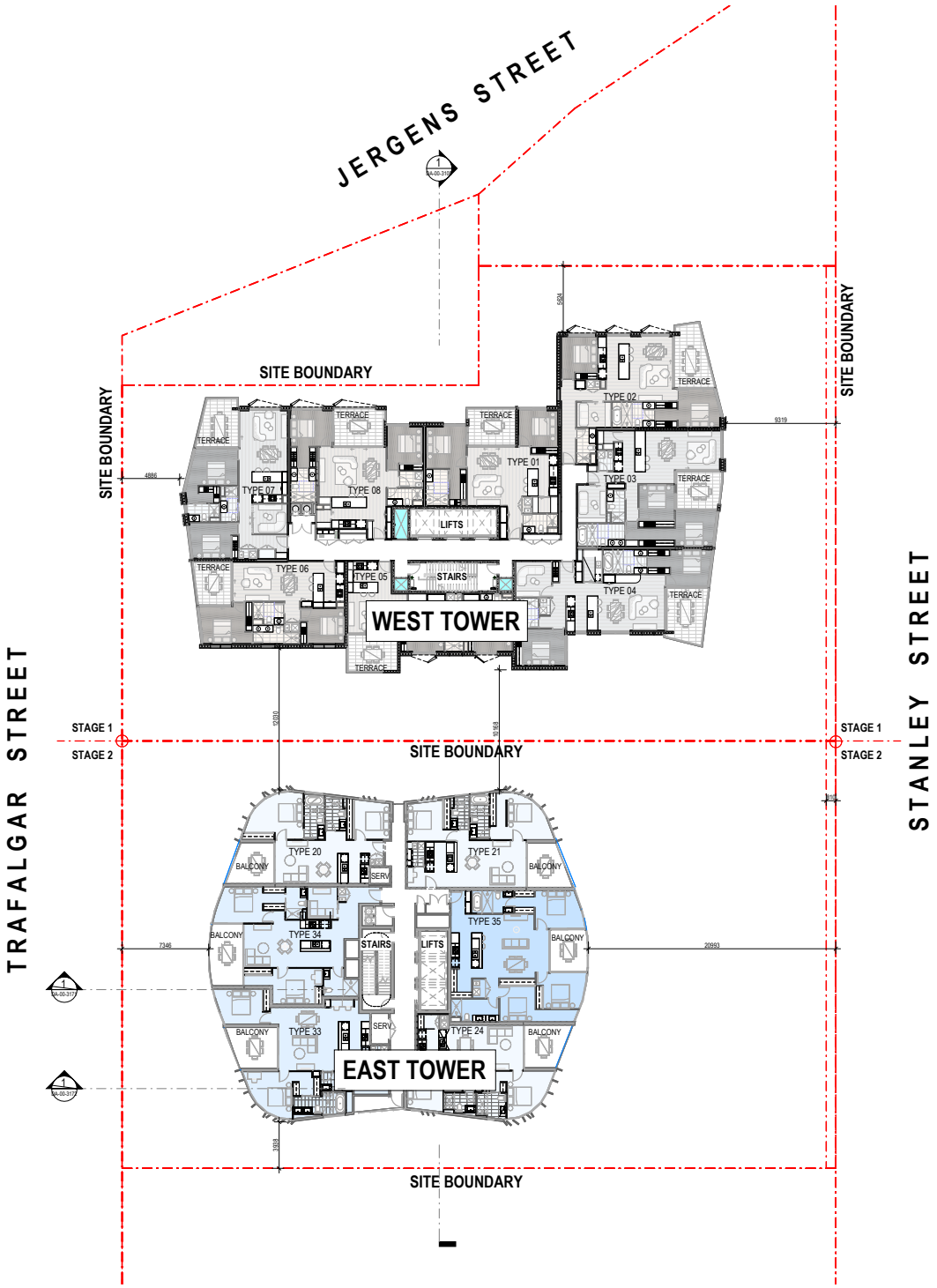

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025

DRAFT EDQ

Consultant
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Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 10-26

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2010	A

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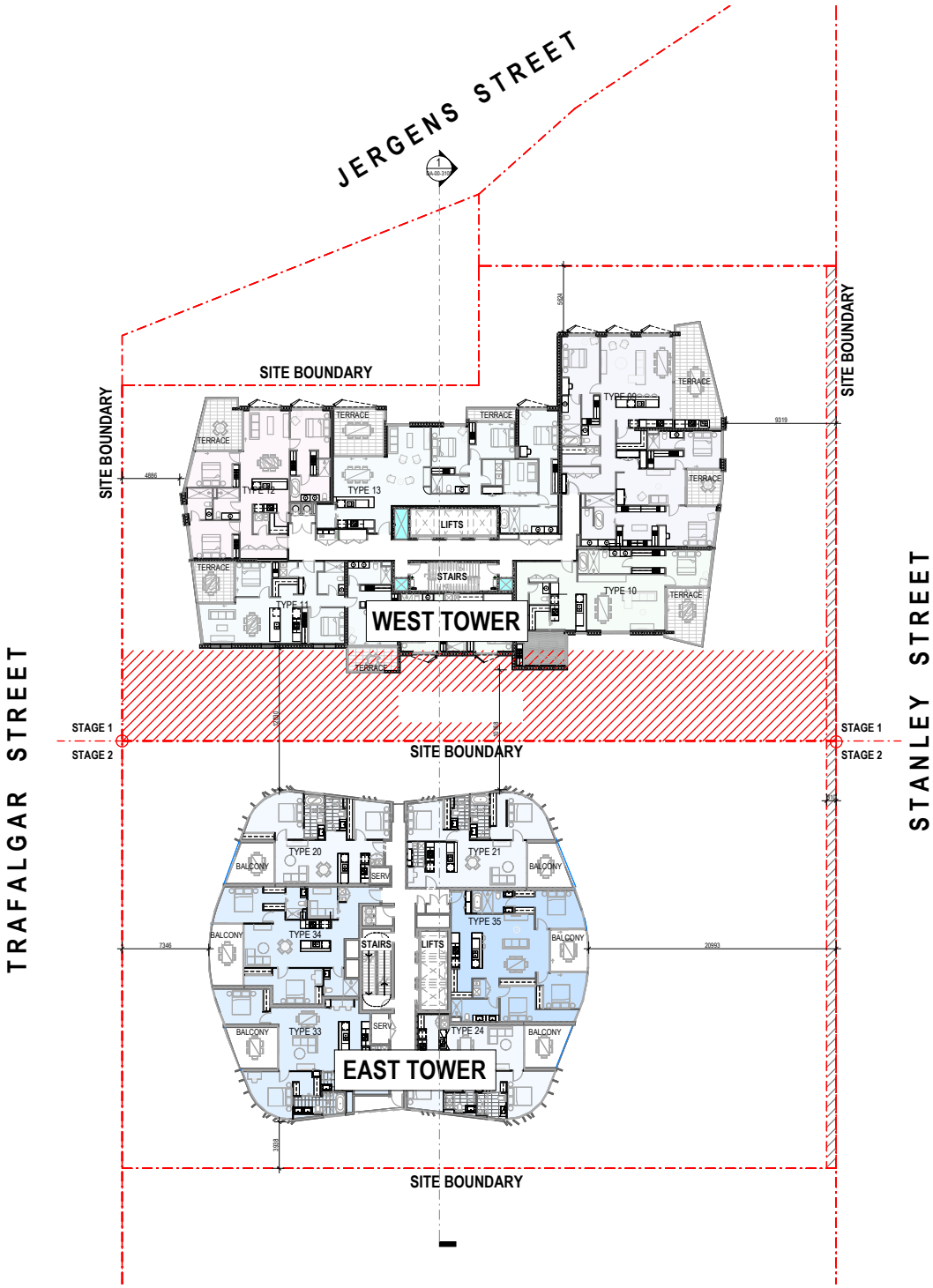

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025

DRAFT EDQ

Consultant
Consultant Company
Consultant Details

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Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 27-31

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2027	A

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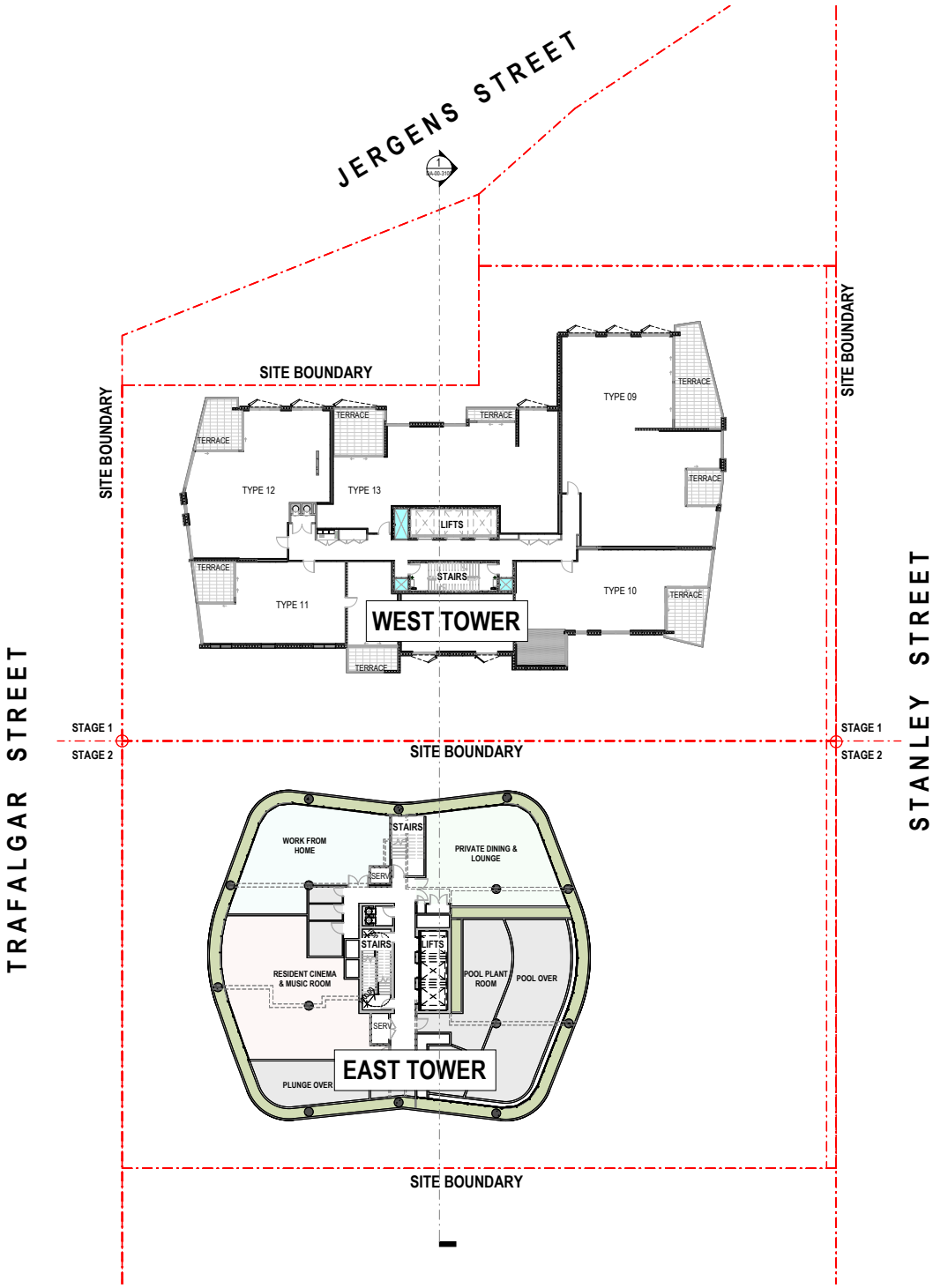

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025

DRAFT EDQ

Consultant
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Consultant Details

Consultant
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Consultant Details

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Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 32

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
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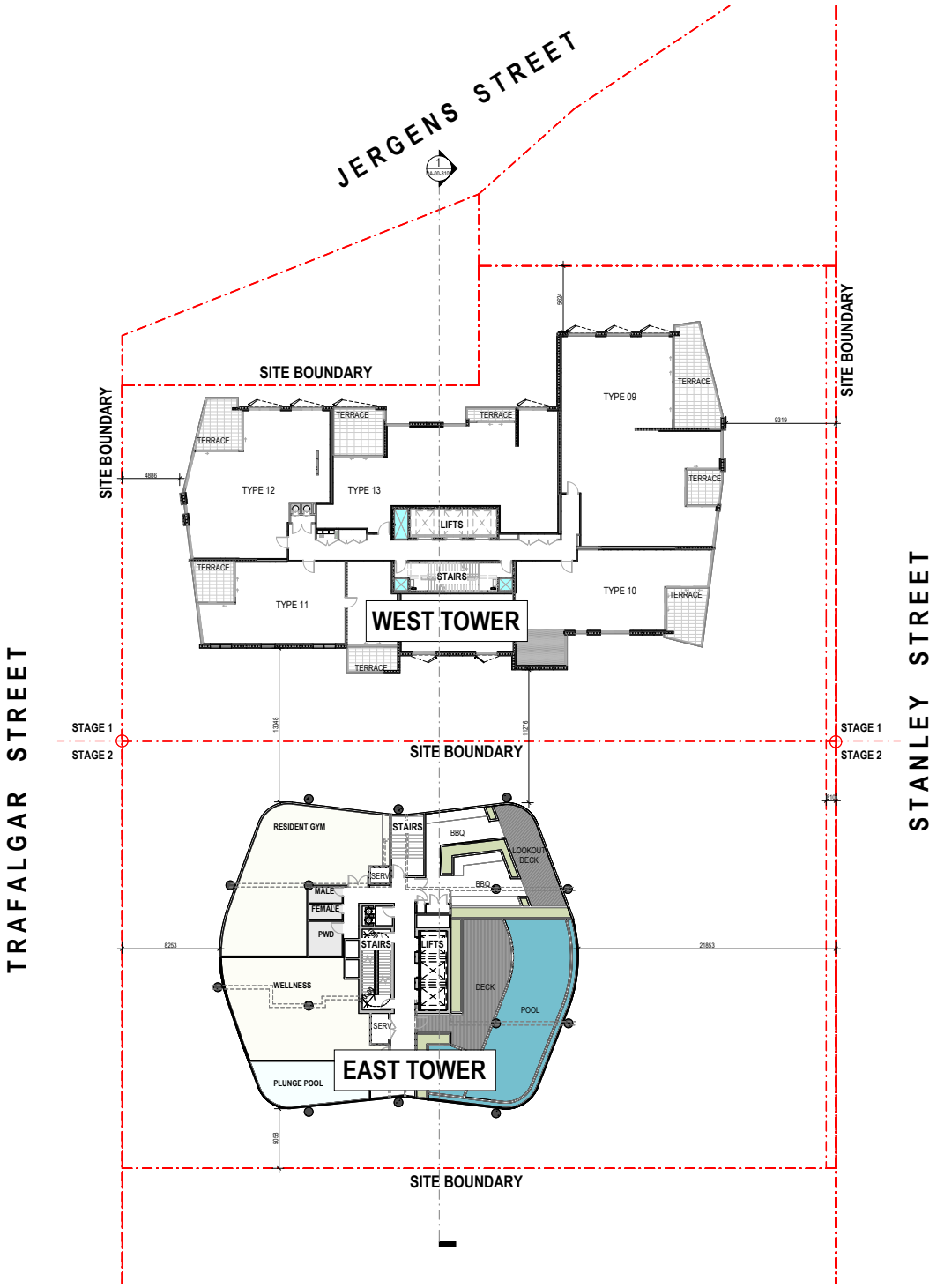

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025

DRAFT EDQ

Consultant
Consultant Company
Consultant Details

Consultant
Consultant Company
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Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 33

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
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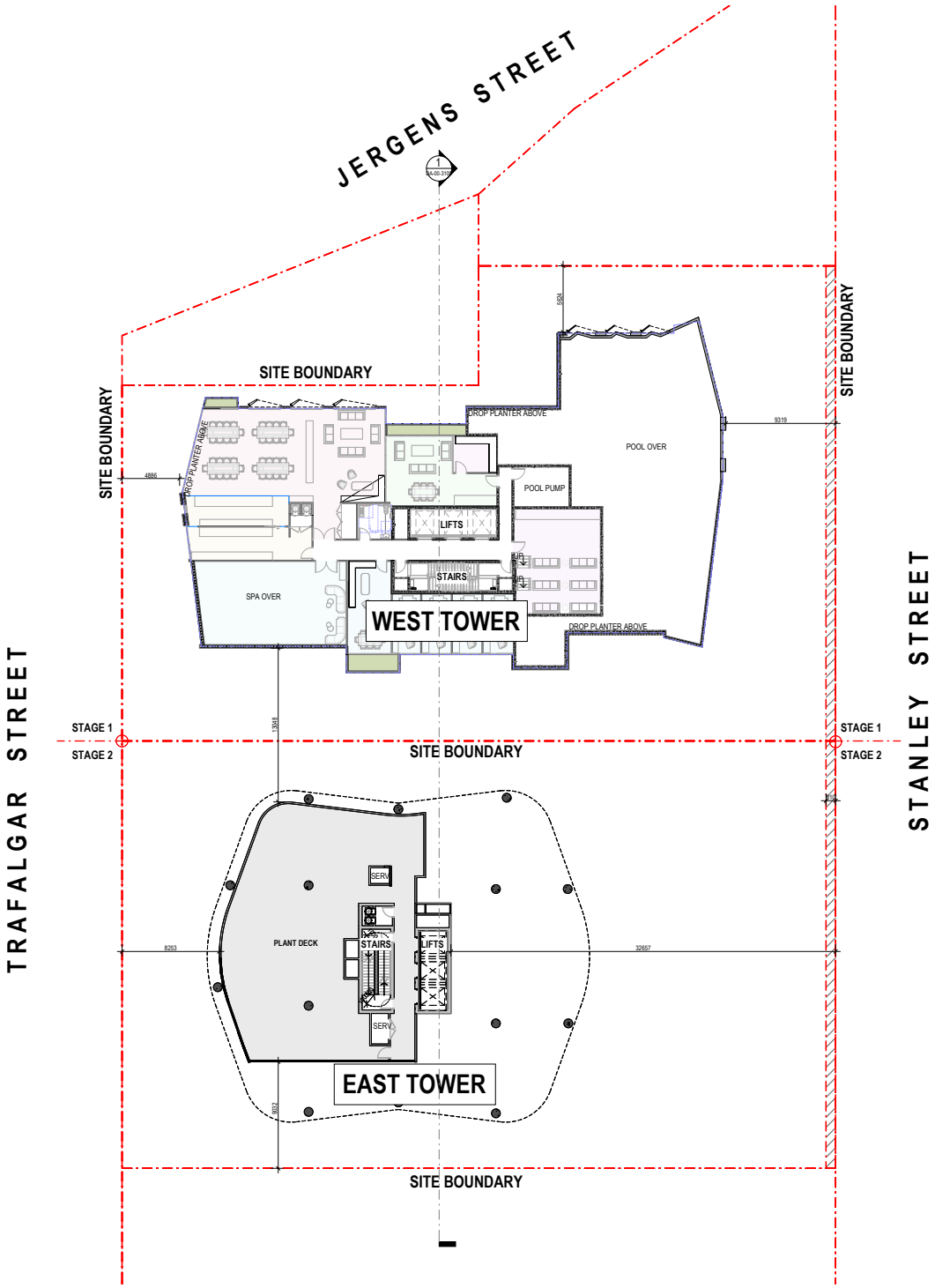

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025

DRAFT EDQ

Consultant
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Consultant Details

Consultant
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Consultant
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Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 34

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
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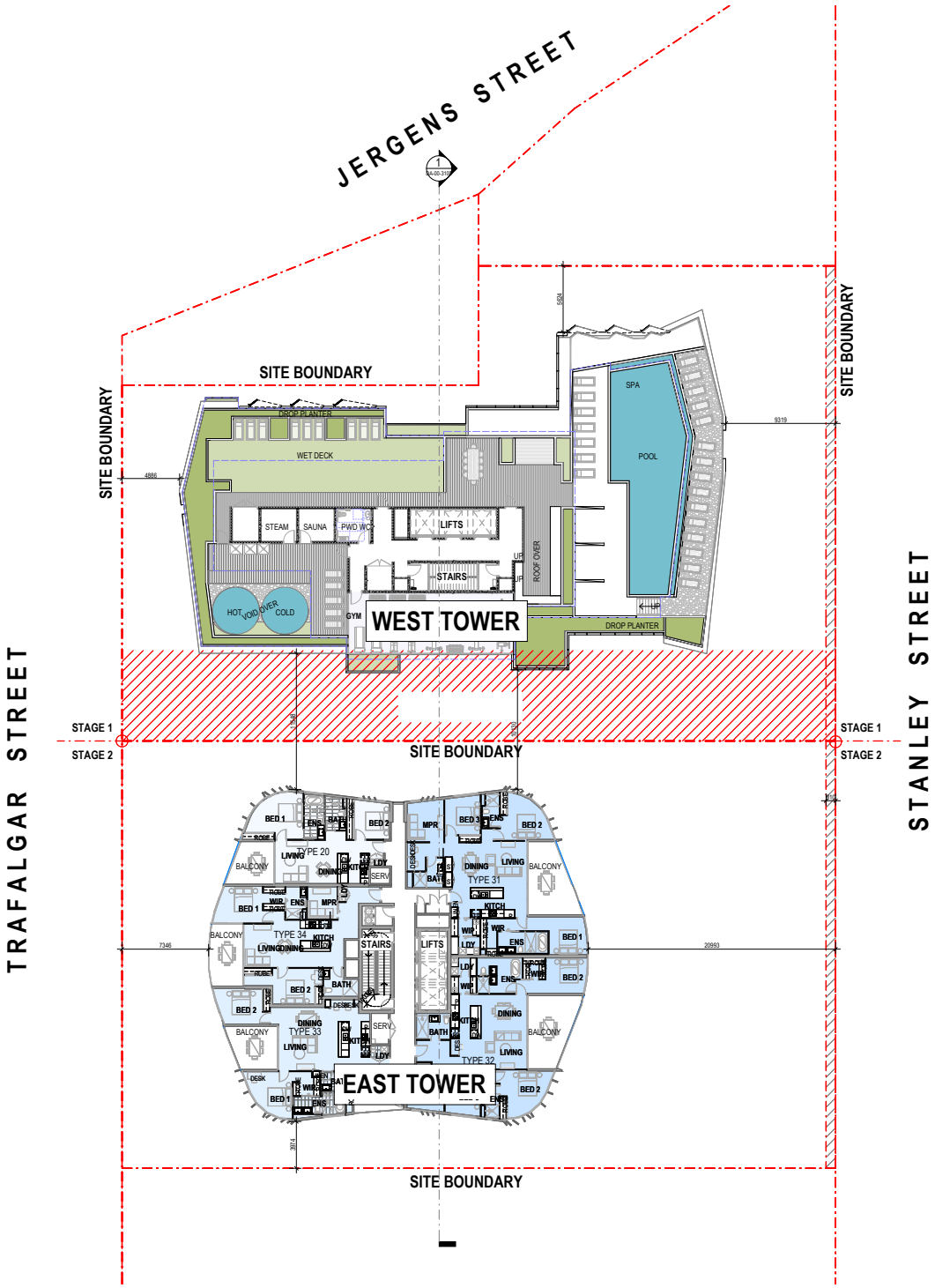
14/10/2025 6:40:10 PM



Amendments		
Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025

DRAFT EDQ

Consultant
Consultant Company
Consultant Details

Consultant
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Consultant
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Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 35 - ROOF DECK - WEST TOWER

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
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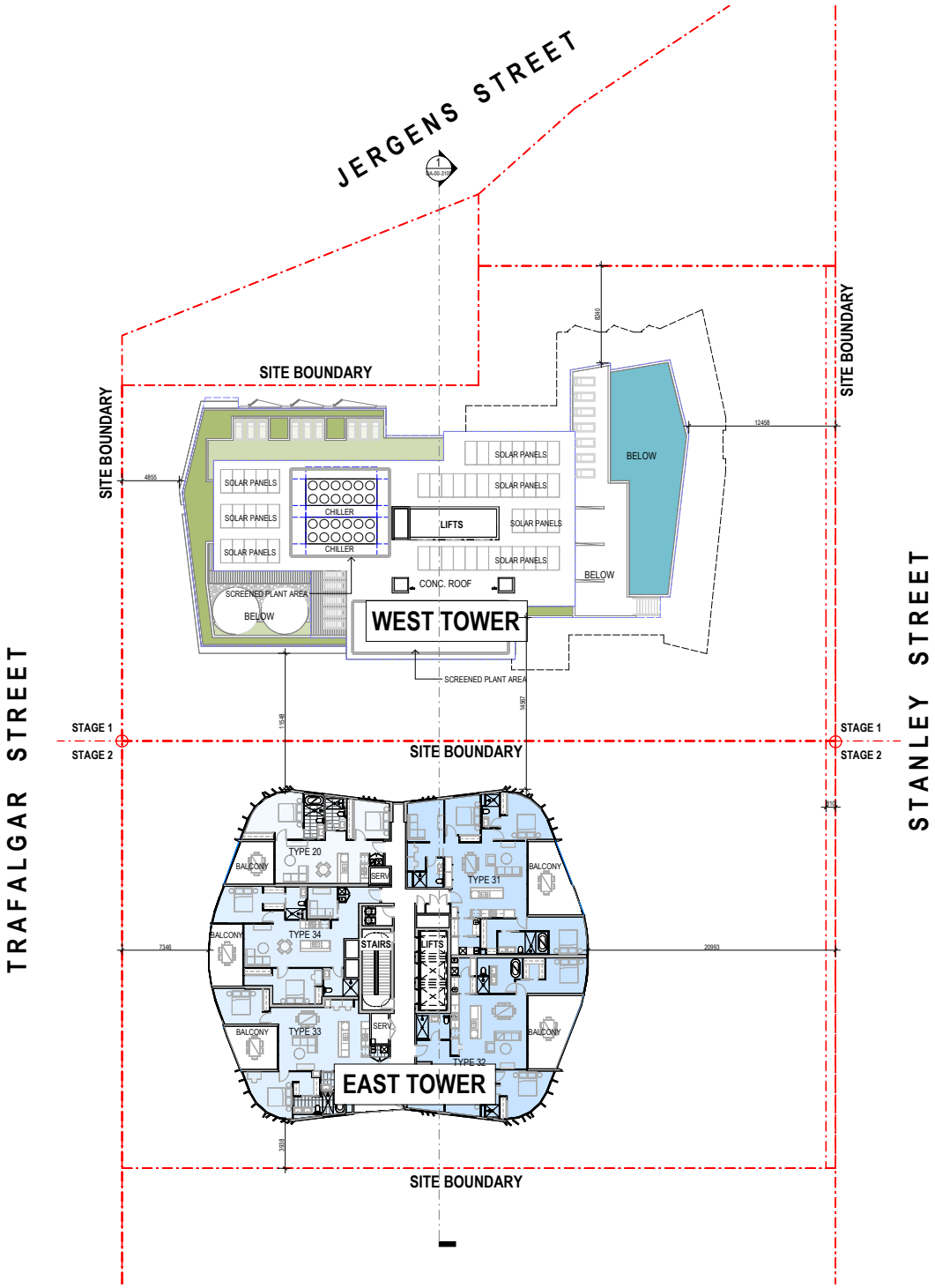

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025

DRAFT EDQ

Consultant
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Consultant Details

Consultant
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Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 36 - ROOF - WEST TOWER

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
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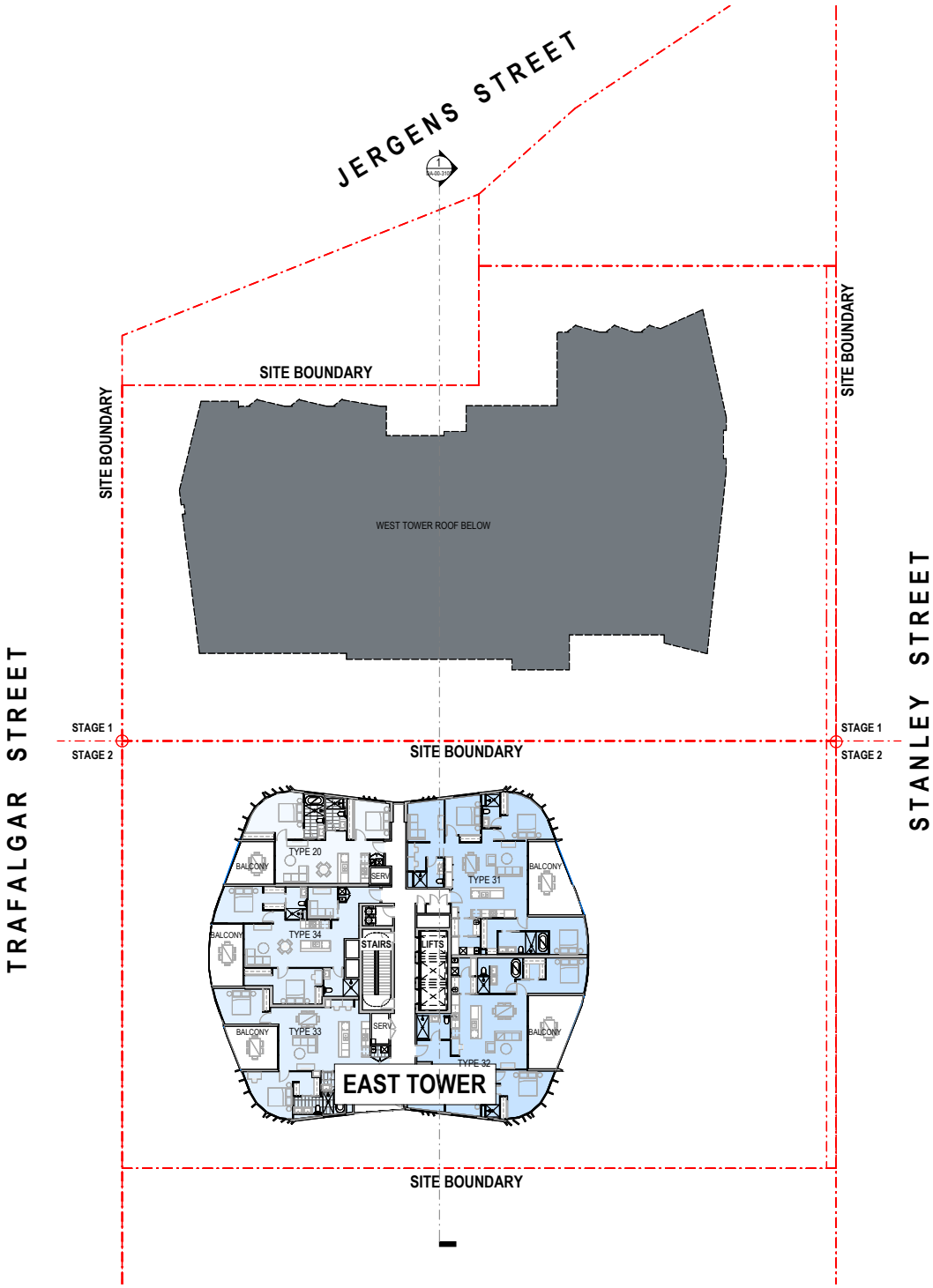

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025

DRAFT EDQ

Consultant
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Consultant Details

Consultant
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Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 37 - 50 - EAST TOWER

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
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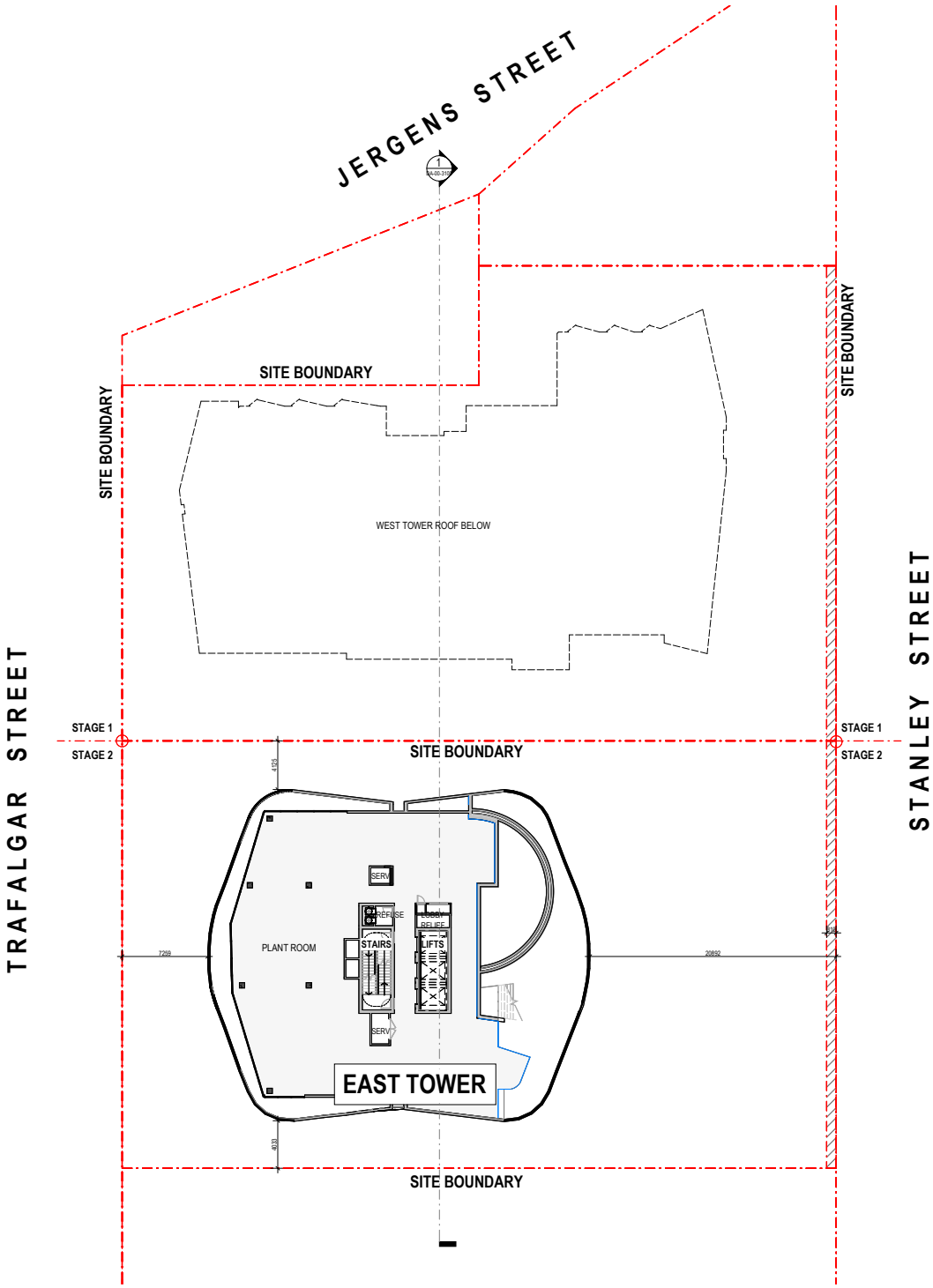
14/10/2025 6:40:23 PM



Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025

DRAFT EDQ

Consultant
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Consultant Details

Consultant
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Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 51 - EAST TOWER

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
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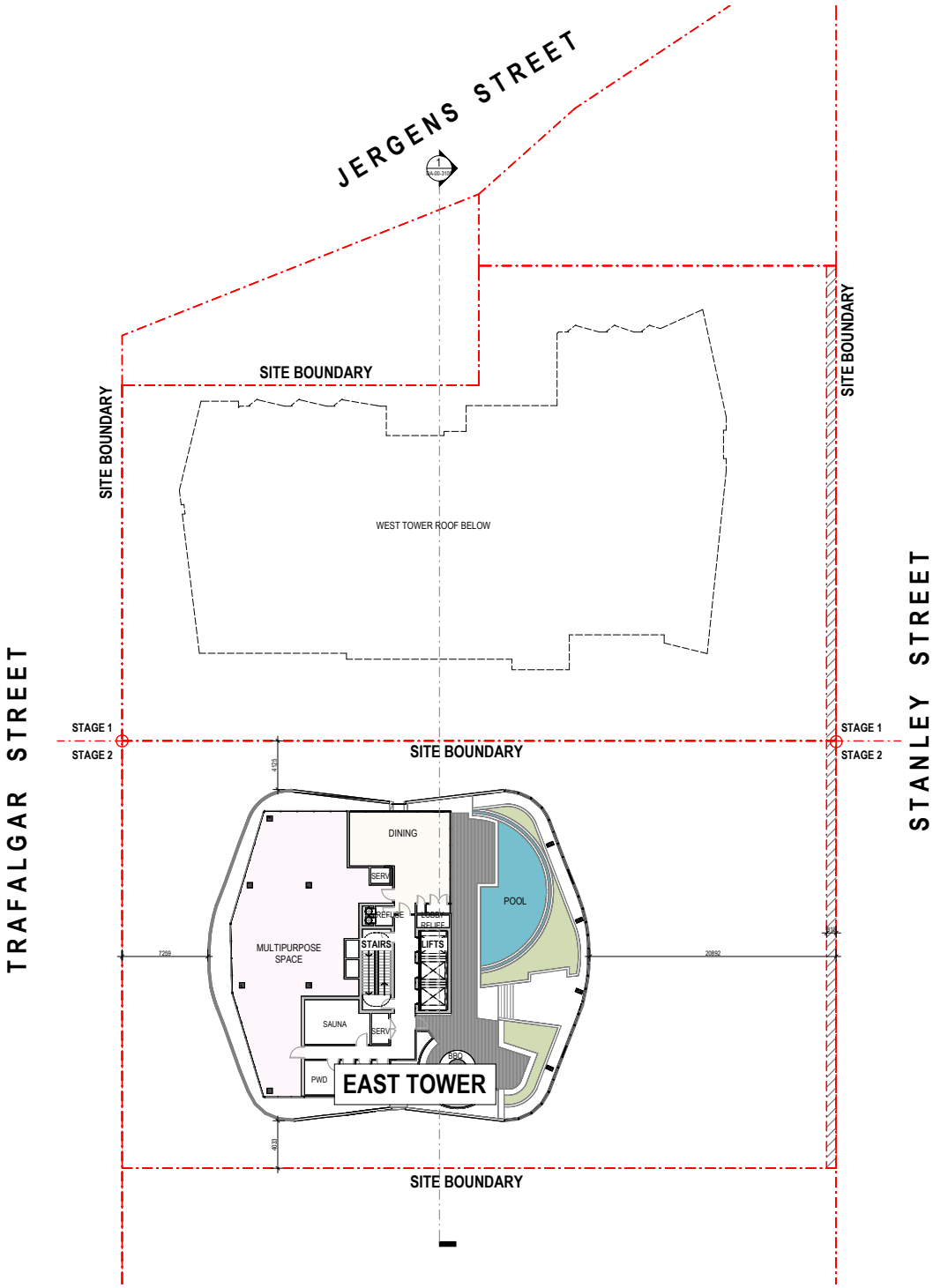

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025

DRAFT EDQ

Consultant
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Consultant Details

Consultant
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Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 52 - ROOF DECK - EAST TOWER

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
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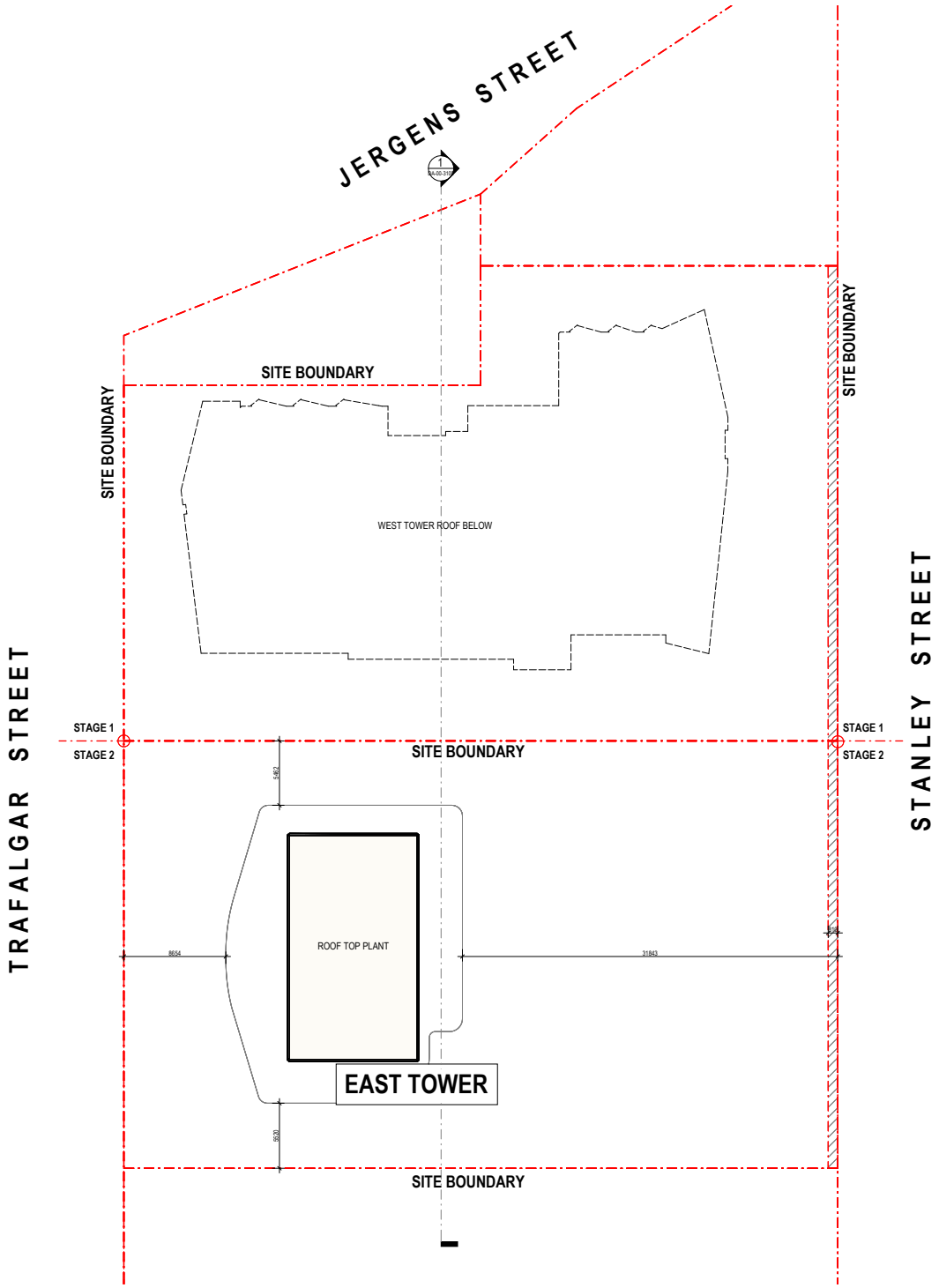

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025

DRAFT EDQ

Consultant

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Project Title

STANLEY QUARTER
WOOLLOONGABBA

Building Name

COMBINED EAST & WEST

Drawing Title

LEVEL 53 - ROOF - EAST TOWER

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2052	A

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WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

APPENDIX I
BCC FLOOD OVERLAY CODE RESPONSE

Performance outcomes	Acceptable outcomes	Comment
PO1 Development involving any habitable or non-habitable part of a dwelling house, including any secondary dwelling, is located and designed to: (a) minimise the risk to people from flood hazard; (b) achieve acceptable flood immunity; (c) minimise property impacts from a flood event up to and including the defined flood event; (d) minimise disruption to residents, recovery time and rebuilding or restoration costs after a flood event up to and including the defined flood event.	**AO1.1** Development for a dwelling house including any secondary dwelling: (a) is not located in the Brisbane River flood planning area 1, 2a or 2b sub-categories or the Creek/waterway flood planning area 1 or 2 sub-categories; or (b) is only located in these sub-categories, if a Registered Professional Engineer Queensland certifies that the dwelling house and any secondary dwelling are structurally designed to be able to resist hydrostatic and hydrodynamic loads associated with flooding up to and including the defined flood event.	Not Applicable
	AO1.2 Development for a dwelling house and any secondary dwelling complies with the minimum flood planning levels in Table 8.2.11.3.B	No Applicable
	AO1.3 Development involving a building undercroft complies with the minimum clearance requirements in Table 8.2.11.3.E.	Not Applicable

Performance outcomes	Acceptable outcomes	Comment
PO2 Development within the Creek/waterway flood planning area sub-categories or Overland flow flood planning area sub-category: (a) maintains the conveyance of flood waters to allow flow and debris to pass predominantly unimpeded through the site; (b) does not concentrate, intensify or divert floodwater onto upstream, downstream or adjacent properties; (c) will not result in a material increase in flood levels or flood hazard on upstream, downstream or adjacent properties.	**AO2** Development: (a) is not located within the Creek/waterway flood planning area 1, 2 or 3 sub-categories or the Overland flow flood planning area sub-category; or (b) provides an open undercroft area from natural ground level to habitable floor level for any area inundated by the defined flood event; or (c) a report from a Registered Professional Engineer Queensland certifies that the development in the Creek/waterway flood planning area or Overland flow flood planning area sub-categories will not result in a material increase in flood level or flood hazard on upstream, downstream or adjacent properties.	Performance outcome. The presence of the proposed development does not in a change to flooding behaviour.

Performance outcomes	Acceptable outcomes	Comment
PO3 Development: (a) is compatible with flood hazard in a defined flood event; (b) minimises the risk to people from flood hazard; (c) does not reduce the ability of evacuation resources including emergency services to access and evacuate the site in a flood emergency, with consideration to the scale of the development; (d) minimises impacts on property from flooding; (e) minimises disruption to residents, business or site operations and recovery time due to flooding; (f) minimises the need to rebuild structures after a flood event greater than the defined flood event.	**A03** Development for a material change of use is identified in Table 8.2.11.3.C as compatible with the flood hazard in the relevant flood planning area.	Acceptable Outcome. The site is compatible with the flood hazard in the relevant flood planning area.

Performance outcomes	Acceptable outcomes	Comment
P04 Development for a park ensures that the design of a park and location of structures and facilities responds to the flood hazard and balances the safety of intended users with: a. maintaining continuity of operations; b. impacts of flooding on asset life and ongoing maintenance costs; c. efficient recovery after flood events; d. recreational benefits to the city; e. availability of suitable land within the park.		Not Applicable

Performance outcomes	Acceptable outcomes	Comment
PO5 Development is located and designed to: (a) minimise the risk to people from flood hazard on the site; (b) minimise flood damage to the development and contents of buildings up to the defined flood event; (c) provide suitable amenity; (d) minimise disruption to residents, recovery time and the need to rebuild structures after a flood event up to and including the defined flood event.	**AO5.1** Development complies with the flood planning levels specified in Table 8.2.11.3. D.	Proposed building classification is likely to be Class 4, 5 and 6 as per the Building Code of Australia. Therefore, minimum flood planning levels are: ■ Basement parking entry Category C + 300mm – 4.2 m AHD ■ Building floor level Category C – 4.2 m AHD ■ Non-habitable room including patio and courtyard Category B – 4.5 mAHD ■ Garage of car park located in the building undercroft Category C – 4.2 mAHD ■ Vehicular Access Category D – 4.2 mAHD ■ Essential electrical services Category A – 4.7 mAHD Flood levels for the proposed use can be achieved by filling. Hydraulic assessment has been undertaken with no actionable nuisance resulting from the change in site configuration.

Performance outcomes	Acceptable outcomes	Comment
	AO5.2 Development is: (a) not located in the: (i) Brisbane River flood planning area 1, 2a, or 2b sub-categories; (ii) Creek/waterway flood planning area 1 or 2 sub-categories; (iii) Overland flow flood planning area sub-category; or (b) only located in these sub-categories if a Registered Professional Engineer Queensland with expertise in undertaking flood studies certifies that: (i) the development design, siting and any mitigation measures will ensure the development is structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding up to the defined flood event; and (ii) the risk to people is managed to an acceptable level.	Development located in overland flow and creek\waterway flood planning area sub-category. Flood risk assessment has been provided to confirm that the development design, siting and mitigation measures have resulted in a negligible increase in risk.
PO6 Development involving essential electrical services or a basement storage area is suitably located and designed to ensure public safety and minimise flood recovery and economic consequences of damage during a flood.	**AO6.1** Development ensures that: (a) all areas containing essential electrical services comply with the flood planning levels in Table 8.2.11.3.D; or (b) if a basement contains essential electrical services or a private basement storage area, the basement is a waterproof structure with walls and floors impermeable to the passage of water with all entry points and services located at or above the relevant flood planning level in Table 8.2.11.3.D.	All electrical services will be located at a suitable level and are not exposed to flooding
	AO6.2 Development involving a basement that relies on a pumping solution to manage floodwater ingress or for dewatering after a flood provides a secondary pump system with a backup power source for the pump.	Not applicable

Performance outcomes	Acceptable outcomes	Comment
PO7 Development does not directly or indirectly create a material adverse impact on flood behaviour or drainage on properties that are upstream, downstream or adjacent to the development.	**AO7.1** Development: (a) does not block, or divert floodwaters for any area affected by creek/waterway or overland flow flooding, excluding storm-tide flooding and Brisbane River flooding sources; or (b) does not result in a material increase in flood level or hydraulic hazard on upstream, downstream or adjacent properties.	Acceptable Outcome. The proposed development results in decreases in water level to property downstream of the site. The proposed development does not result in any increases in flood level external to the site. The proposed development does result in some small areas of increases to flood velocity to road gutters, however, also results in decreases to flow velocity along the road crest. The area in which the increase occur is already subject to high velocity and this increase does not fundamentally worsen these conditions.
	AO7.2 Development retains existing overland flow paths and does not rely wholly on piped solutions to manage major flows.	Development does not rely on wholly piped solutions to manage major flows.
	AO7.3 Development which creates a new overland flow path or significantly modifies an existing overland flow path via earthworks does not materially worsen hydraulic hazard on the site from existing conditions.	Flood hazard is not fundamentally altered by the inclusion of the development.
PO8 Development for filling or excavation in an area affected by creek/waterway flooding does not directly, indirectly or cumulatively cause any material increase in flooding or hydraulic hazard or involve significant redistribution of flood storage from high to lower areas in the floodplain.	**AO8** Development ensures that no filling or excavation greater than 100mm is located in the Creek/waterway flood planning area 1, 2 or 3 sub-categories if contained in the 5% AEP flood extent of any Creek/waterway flood planning area sub-category for which no waterway corridor has been mapped in the Waterway corridors overlay.	Not applicable
PO9 Development ensures that the building and site design: (a) maintains the conveyance capacity of existing overland flow paths and creek/waterways; (b) ensures floodwaters and flood debris can pass predominantly unimpeded under	**AO9.1** Development involving a building undercroft in the Creek/waterway flood planning area sub-categories or the Overland flow flood planning area sub-category: (a) complies with the minimum building undercroft clearance requirements in Table 8.2.11.3.E; (b) not located directly above any part of a waterway corridor as mapped in the Waterway corridors overlay.	Not applicable

Performance outcomes	Acceptable outcomes	Comment
a structure or building to minimise property or building damage, including for a flood larger than the defined flood event; (c) mitigates flood impacts by ensuring that filling, excavation and location of services are designed to allow for the conveyance of floodwater across the site.	**AO9.2** Development involving a building undercroft in the Creek/waterway flood planning area sub-categories or the Overland flow flood planning area sub category: (a) has a ground level within the undercroft area that is free draining; (b) does not involve excavation below ground level of more than 300mm within the undercroft area.	Not applicable
PO10 Development for vulnerable uses, difficult to evacuate uses or assembly uses optimises vehicular access and efficient evacuation from the development to parts of the road network unaffected by flood hazard, in order to: (a) protect safety of users and emergency services personnel; (b) support efficient emergency services access and site evacuation with consideration to the scale of development.	**AO10** Development for vulnerable uses, difficult to evacuate uses or assembly uses: (a) is not isolated in any event up to the relevant flood planning level specified in Table 8.2.11.3.L; or (b) has direct vehicle access to a critical route or interim critical route in the Critical infrastructure and movement network overlay for evacuation in a flood; or (c) can achieve vehicular evacuation to a suitable flood-free location.	Not applicable
PO11 Development has access which, having regard to hydraulic hazard, provides for safe vehicular and pedestrian movement and emergency services access to adjoining roads.	**AO11.1** Development provides an access or driveway into the site which is: (a) trafficable during the defined flood event; (b) not located in the Creek/waterway flood planning area 1 sub-category; (c) not located in the Overland flow flood planning area sub-category if the hydraulic hazard is unsafe in the defined flood event; (d) the access or driveway is not inundated by a 10% AEP flood.	Access to the site is via Trafalgar Street which is flood free in the location of the entry ramp to the site. Trafficable access to and from the site is afforded during a 2% AEP overland flood event. Flood free egress for vehicles parked on podium levels is via a break in built-form to provide egress across the eastern boundary and through Silk ONE, egressing via the northern roller door to Stanley Street.

Performance outcomes	Acceptable outcomes	Comment
	AO11.2 Development located in the Creek/waterway flood planning area 1, 2, 3 or 4 sub-categories locates any disabled access in the highest part of the site.	Development complies
PO12 Development involving a new road, a bridge or culvert is designed to minimise impacts to flood behaviour, minimise disruption to traffic during a flood and allow for emergency access.	**AO12** Development involving a new road complies with the flood planning levels in Table 8.2.11.3.F.	Not Applicable.
PO13 Development for pedestrian and cyclist paths: (a) provides a suitable level of trafficability; (b) manages the impacts of flooding on asset life and ongoing maintenance costs; (c) balances route availability with recreational and transport connectivity benefits to the city.	**AO13.1** Development for cyclist and pedestrian facilities other than on public roads, including those traversing through a park and adjacent to a watercourse and overland flow path, are located above the 39% AEP (2 year ARI) flood immunity from all flooding sources.	Not Applicable.
	AO13.2 All new on-road cyclist and pedestrian facilities comply with the flood planning levels and trafficability standards for the applicable category of road in Table 8.2.11.3.F or Table 8.2.11.3.K.	Not Applicable.
PO14 Development which increases the residential population within the Brisbane River flood planning area sub-categories minimises the risk to people in all flood events with consideration to flood hazard, including warning time.	**AO14** Development in the Brisbane River flood planning area sub-categories in areas where the residential flood level is greater than 12.8m AHD involving: (a) an increase in the number of residential dwellings; or (b) additional residential lots; or (c) is not subject to an unsafe hydraulic hazard in the 0.2% AEP flood event.	Not Applicable.

Performance outcomes	Acceptable outcomes	Comment
PO15 Development involving essential community infrastructure: a. remains functional to serve community need during and immediately after a flood event, or is part of a network that is able to maintain the function of the essential community infrastructure when parts of the development are unable to function during or after a flood; b. is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes; c. is able to remain functional or is part of a network which is able to remain functional even when other infrastructure or services (such as electricity supply) may be compromised in a flood event; d. contains mitigation measures which are not entirely dependent on human activation to respond to a flood event.	**AO15** Development involving essential community infrastructure: a. is ancillary to and not relied upon for the provision of the essential service during a flood; or b. is located above the flood planning levels in Table 8.2.11.3.G; c. has access to or provides the necessary back-up emergency electricity and communications supply in times of flood; d. is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the flood event listed for the development type in Table 8.2.11.3.G; e. that services a local area: i. is able to be accessed in times of flood to service local community needs up to the event listed for that development type in Table 8.2.11.3.G; or has a service continuity plan that demonstrates the continued provision of service during the relevant flood event	Not Applicable.

Performance outcomes	Acceptable outcomes	Comment
PO16 Development involving the storage and handling of hazardous materials avoids or minimises risks to public health and safety and the environment, by: a. protecting underground tanks for hazardous materials against the forces of buoyancy, velocity flow and debris impacts; b. securing above-ground tanks for hazardous materials against flotation and lateral movement; c. preventing damage to hazardous materials pipework or entry of floodwater into hazardous materials pipework; d. preventing damage to or off-site release of packages, drums or containers storing hazardous materials.	**AO16** a. Development does not include the storage or handling of hazardous chemicals that exceed the hazardous chemicals flood hazard threshold quantities in Table 8.2.11.3.M. b. Development involving the processes listed in Table 8.2.11.3.H: i. where located in the Flood overlay area, occurs only in the Creek/waterway flood planning area 5 sub-category or the Brisbane River flood planning area 5 sub-category; or ii. is consistent with the standards contained in the Management of hazardous chemicals in flood affected areas planning scheme policy and can operate without risk of environmental harm during a flood event.	Not Applicable.
PO17 Development locates and designs all lots resulting from reconfiguring a lot to: (a) minimise the risk to people from flood hazard; (b) minimise damage to property from flood hazard; (c) facilitate safe and efficient evacuation.	**AO17.1** Development creating new lots is identified in Table 8.2.11.3.I as suitable within the relevant flood planning area.	Not Applicable.
	AO17.2 Development provides for reconfiguring a lot design that achieves a road and lot layout which: (a) provides trafficable vehicular egress for evacuation during a defined flood event; (b) optimises hazard-free movement away from sources of flood hazard within the development.	Not Applicable.

Performance outcomes	Acceptable outcomes	Comment
	AO17.3 Development which creates a new residential lot in an area subject to Brisbane River flooding, if the residential flood level is greater than 12.8m AHD is not subject to a hydraulic hazard greater than 0.6m2/s DV or 0.6m deep in a 0.2% AEP flood.	Not Applicable.
PO18 Development involving reconfiguring a lot: (a) minimises the risk to people from flood hazard; (b) creates safe evacuation routes or avoids isolation of the development during a flood greater than the defined flood event; (c) minimises damage to property and services; (d) provides lots and roads that are not frequently flooded or subject to nuisance ponding or seepage; (e) ensures lots created for park or private open space minimise the risk to people from flood hazard and are fit for purpose; (f) provides a lot that is not substantially burdened by flood mitigation infrastructure.	**AO18.1** Development involving reconfiguring a lot ensures: (a) all lots comply with the flood planning levels in Table 8.2.11.3.J; (b) a new road complies with the flood planning levels in Table 8.2.11.3.F.	Acceptable outcome. Development complies with flood planning levels.
	AO18.2 Development involving reconfiguring a lot creating more than 6 residential lots or a lot for industry ensures the flood planning levels of a dedicated road fronting the development or providing primary access within 200m of the development: (a) complies with Table 8.2.11.3.K; or (b) has acceptable trafficability in accordance with the requirements in the Flood planning scheme policy and the Queensland Urban Drainage Manual.	Acceptable outcome. Development complies with flood planning levels.
	AO18.3 Development protects the conveyance of flood hazard area by providing an easement over the: (a) 2% AEP flood extent for overland flow flooding; (b) 1% AEP flood extent for creek/waterway flooding.	Not applicable