MICHAEL BALE & ASSOCIATES

Structural and Civil Engineering Consultancy

RESIDENTIAL DEVELOPMENT

492 VULTURE STREET & 85 LINTON STREET, KANGAROO POINT

FLOOD EMERGENCY MANAGEMENT PLAN

FOR: FINEGRAIN GROUP

REPORT NUMBER: R001-G26026

INNOVATIVE ENGINEERING WITH PERSONAL SERVICE

The information contained in this report has been prepared based on the information made available to Michael Bale and Associates at the time of preparation. This document, design parameters, and conclusions rely on external data sources, and the accuracy of this document is correct to the extent of the information provided to us.

This report has been prepared solely for the benefit of our client. We do not accept any liability for damage or loss resulting from reliance on this report, or any part of it, by any party other than the client (named on the front page of this report).

Document Control

Author:	Salvatore Cautela		
Reviewer	Michael Bale		
Approver **RPEQ**	Michael Bale 15543		
Report Title	R001-G26026 – Flood Emergency Management Plan		
Revision	01	**Date**	16/04/2026

Revision History

Revision	Date	Author	Approver	Description
01	16/04/2026	SC	MB	Original Issue

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Client Contact Details

- Client: Finegrain Group
  c/- Howard Tran

CONTENTS

Nomenclature

AEP	Annual Exceedance Probability
AHD	Australian Height Datum
ALS	Aerial Laser Survey
ARI	Average Recurrence Interval
ARR	Australia Runoff and Rainfall
BoM	Bureau of Meteorology
DA	Development Application
DDC	District Disaster Coordinator
DFL	Defined Flood Level
FEMP	Flood Emergency Management Plan
FFL	Finished Floor Level
MBA	Michael Bale & Associates Pty Ltd
PMF	Probable Maximum Flood
TMST	Theoretical Maximum Storm Tide

In-line with the recent implementation of ARR (Ball et al. 2019), design storm events are described in terms of AEP, the probability of a storm event magnitude exceeded in any given year as a percentage. This terminology was implemented to replace the ARI, of which is commonly misinterpreted, for example, that a 1 in 10-year ARI will occur exactly once in every ten years. The reference equivalency of standard design storm events is presented below:

AEP (%)	ARI (year)	Shorthand
39	1 in 2	Q2
18	1 in 5	Q5
10	1 in 9.49	Q10
5	1 in 20	Q20
2	1 in 50	Q50
1	1 in 100	Q100
0.2	1 in 500	Q500
0.05	1 in 2,000	Q2000

LIMITATIONS

This report should not be referenced for any purpose other than the approximation of flooding at the proposed development located at 492 Vulture Street and 85 Linton Street, Kangaroo Point (Lot 85 and 94 on RP11335). This report focusses on the assessment of potential flood hazard and management procedures. No inference should be made that flooding of the subject site is limited to these extents or that the modelling results presented in this report are a "worst case" scenario.

This report should not be referenced for any other works, applications or proposals.

Contacts

Life threatening or time critical emergencies (Ambulance, Fire and Police)		**000**
ABC (91.7 FM)	abc.net.au/goldcoast	1300 903 917
Bureau of Meteorology	bom.gov.au	1300 659 219
Brisbane City Council	Severe Weather Alert	
	24 hour customer service	3403 8888
Energex	energex.com.au	
	Emergency	131 962
	General enquiries	131 253
	Loss of supply	136 262
Get Ready Queensland	getready.qld.gov.au/homepage	
Harden Up	hardenup.org	
Police	police.qld.gov.au	
	Crime Stoppers	1800 333 000
	Police Link	131 444
Queensland Alert	qld.gov.au/alerts	
Queensland Building & Construction Commission	qbcc.qld.gov.au	139 333
Queensland Disaster Management	disaster.qld.gov.au	
Queensland Health	health.qld.gov.au	
	Non-urgent health advice	13 43 25 84
State Emergency Service	132500.qld.gov.au	132 500
Telephone	telstra.com.au	132 203
	optus.com.au	133 937
Translation services	tisnational.gov.au	131 450
Transport and Main Roads	qldtraffic.qld.gov.au	131 940

1. Introduction

This report has been prepared to provide The Brisbane City Council and occupants, the details of the recommended Flood Emergency Management procedures, and to demonstrate that the proposed development can be constructed in compliance with the Council's Flood Affected Areas Code.

A copy of this report shall be always available for occupants. This report provides information about the potential flood risks and appropriate courses of action to be taken before, during and after a major flood event. The development is located over the following parcel of land:

Property Address:	492 Vulture Street & 85 Linton Street, Kangaroo Point
Property Description:	Lot 85 & 94 on RP11335
Council:	Brisbane City Council
Site Area:	1,416m^2

Due to the nature of the potential flood hazards, a shelter-in-place strategy is recommended, as detailed herein. The buildings have been designed to function as a flood refuge.

Installation of an on-site rainfall gauge, and SMS push system is recommended enacting this FEMP and facilitate site safety during storm events.

The units within the development and site entry complies with the flood immunity requirements of Councils Flood Overlay Code. The provision of this FEMP is primarily required due to flooding of the road that occurs within Linton Street and Vulture Street. This FEMP is provided to offer an understanding to owners, residents and building managers on how to effectively manage the risk of overland flow flooding to the site, as well as a clear understanding of road closures and access requirements during extreme rainfall events where vehicular access is lost to the surrounding streets.

The site is not affected by Brisbane River flooding up to and including the 500-year flood event. The site is impacted by local flooding from overland flow events, for extreme rainfall events occurring in the Woolloongabba catchment area.

1.1 Related Reports

This report is intended to be read in conjunction with the associated development submission documents, current as of the date of this report.

A Flooding Considerations Report (Ref: R.30375.001), has been prepared for the proposed development prepared by Water Engineering Partners Pty Ltd and should be read in conjunction with this report to understand the flooding hazards associated with the site.

2. Preparation

2.1 Responsibilities

2.1.1 Body Corporate

Body Corporate shall appoint an onsite manager who will be responsible for directing the FEMP when activated. This position is generally held by an on-site manager / resident as prompt direction may need to occur.

We would recommend there should a FEMP manager appointed with 24/7 onsite responsibilities for managing flooding and flood warnings, appointed by the Body Corporate and deputy appointed to manage the flooding considerations and requirements of this FEMP. The deputy is to provide the role of backup or stand-in for times the manager is offsite.

It is a requirement of this FEMP that the Body Corporate installs a site rain gauge, with automatic alerts at trigger levels of this FEMP sent as warning to the FEMP Manager. The site rain gauge needs to have the ability to be able to be read remotely by electronic means, to ensure monitoring of the rainfall can occur within the site by the FEMP manager remotely during rainfall.

It is a requirement of this FEMP that the Body Corporate ensure that the FEMP is current and kept up to date (reviewed minimum annually).

It is a requirement of this FEMP that the Body corporate provide copies of the current FEMP to be provided to new owners and new residents of the building.

2.1.2 FEMP Manager

- Ensure comprehension of FEMP preparation and procedures prior to an event;
- Maintain register of all resident contacts and SMS push service;
- Monitor the rain gauge located on site;
- Direction of all residents and visitors during activation of the FEMP; and
- Provide signage within the lifts, lobbies and at exits at times when Linton Street access is closed.
- Manager and Deputy to Subscribe to Australian Early Warning Network (AEWN) to provide focused storm and weather warnings, with daily forecasts to be received and more focused updates in extreme weather events, to ensure appropriate preparation and warning to residents when triggers are met (refer section 4 of this FEMP).
  Early Warning Network Australia | Natural Hazards Monitoring | Weather Alerts
- Ensure that the FEMP is current and kept up to date (reviewed minimum annually)
- Provide copies of the current FEMP to new owners and new residents of the building
- Maintain provisions (as below).
- Residents
- Ensure contact details are kept up to date with the FEMP manager;
- Subscribe to Council's severe weather alert service; and
- Direction of visitors accordingly.

2.2 Provisions

A site emergency management kit should be maintained by the FEMP manager. It should at a minimum contain:

- Mobile phone charger / external batteries; and
- Portable radio and spare batteries; and

- First Aid kits (including manual/booklet) and required medications; and
- Tarpaulin and duct tape; and
- Torches / lanterns with spare batteries; and
- Waterproof / heavy garbage bags and duct tape.

3. Flood Hazard

The site is subject to overland flow inundation from the upstream catchment. Site access is also subject to the regional Kangaroo Point catchment events. This FEMP is based on the following simulated, forecast and observed flood information sources.

3.1 Simulated

3.1.1 Site

A flood model was established to assess the overland flow hazard of the site, as detailed in the Flooding Considerations Report (WEP, 2025). Table 3.1 lists the peak inundation depth at the site entrance (Linton Street), with key flood maps presented in the figures prepared by WEP. As per the flood overlay code and the Flooding Considerations report the development is located above the 2% AEP Overland Flow event (Defined Flood Event) providing appropriate freeboard where necessary.

Table 3.1: Predicted Site Flood Inundation

Design Event (AEP)	Flood Depth (m)
39%	0.37
10%	0.76
2%*	1.19

* DFE for overland flow

3.1.2 Access Route

Figure 3.1 below presents the access route from the site entry within Linton Street. It is demonstrated that prior to site closure, the recommended evacuation route is to travel northwest along Linton Street for approximately 500m until reaching the Linton Street/Duke Street intersection which is shown to be a flood free area.

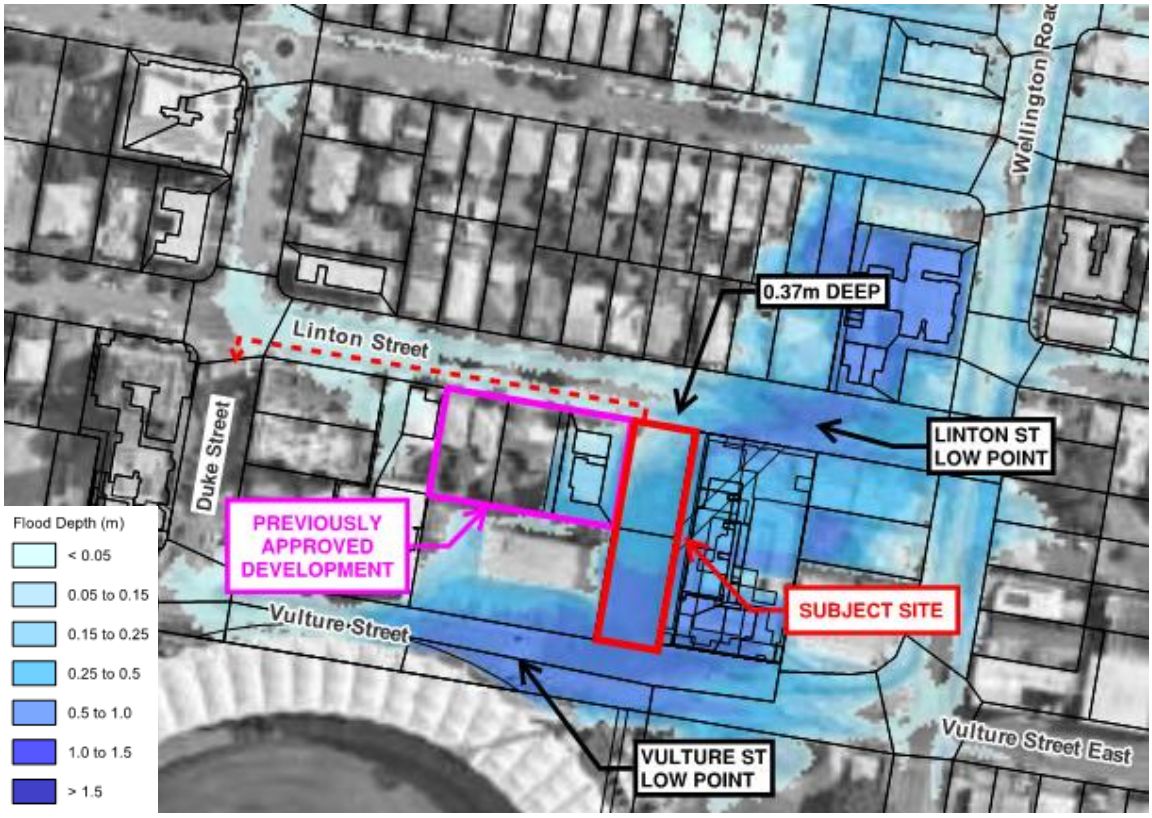

Figure 3.1: Evacuation Route 39% AEP prior to site closure (Figure extracted from WEP Report)

The most vulnerable location is at the Linton Street and Vulture Street low points. Table 3.2 below presents the predicted site isolation. Closure is considered when 0.3 m inundation depth over the Linton Street road crest is exceeded.

Table 3.2: Access Closure

Route	Closure (AEP) *event in which closure occurs*	Average Annual Time of Closure (hours)	Maximum Closure (hours) *In 2% AEP event*
Access (Linton Street)	39%	1.3	4.25

The access route max time of closure during the 2% AEP (DFE) event is 4.25 hours and provides an average annual time of closure of 1.3 hours.

3.2 Forecast/Warning

BoM does not issue flood forecast specific to the catchment, but severe weather warnings are generally issued up to 2 days prior to the event, with increasing frequency and accuracy closer to/during the event. Refer to below sources of information:

- www.bom.gov.au/qld/warnings;
- BoM Telephone Weather Services 1300 659 219; and
- ABC local radio 612 AM.
- Subscription to Early Warning Network Australia | Natural Hazards Monitoring | Weather Alerts - https://www.earlywarningnetwork.com.au/

3.3 Observed

There are no available rain or stream gauges within the catchment. It is recommended a site rain gauge is installed, with live readings available at a minimum 15-minute interval. However, rainfall does not necessarily correlate with flooding. Table 3.3 below lists the rainfall gauge alarm requiring action, as detailed in Section 4.

Table 3.3: Site Rainfall Action Trigger

Event (AEP) / Trigger	15-minute Rainfall (mm)	30-minute Rainfall (mm)
39% / Trigger 2	25	34

4. Response

PHONE '000' IF CRITICAL MEDICAL CIRCUMSTANCES EVENTUATE

Due to the nature of the potential flood hazards and proposed use, a shelter in place strategy is recommended. The below procedures should be followed to minimise the risk to life of residents, visitors, the community and emergency responders. Warnings may not be provided accurately with sufficient notice. Hence, actions will need to be coordinated by the FEMP manager based on observed information.

4.1 Trigger 1: Adverse Weather Conditions

4.1.1 Forecast / Observed

- Heavy rainfall
- When Early Warning Network Australia focussed warning for extreme weather event is received. Early Warning Network Australia | Natural Hazards Monitoring | Weather Alerts

4.1.2 Action

- Continue as per usual but monitor official instructions, warnings, site rainfall gauge.

4.2 Trigger 2: Heavy Rainfall

4.2.1 Observed

- Site gauge >30 mm within 15 minutes; OR
- Site gauge >42 mm within 30 minutes.

4.2.2 Action

- SMS resident contact list using template below:
    - "Potential inundation of Linton Street vehicle and pedestrian access due to flooding. Flooding will generally subside within 1.3 hours. Do not enter or attempt to enter floodwaters if the driveway is inundated. If driveway access is free of floodwater, you may exit travelling northwest along Linton Street if required".
- Continue to monitor site and rainfall gauge.

4.3 Trigger 3: Normal Access Closure

4.3.1 Observed

- Local storm event overtopping Linton Street access.

4.3.2 Action

- Normal access should return within 1.3 hours, with the exception of extreme events (maximum 4.25 hours). It is recommended that all occupants on site shelter in place during this time and do not enter flood waters.
- Travel in flood areas should be avoided at all costs. If a vehicle becomes stranded in flood water leave it and move to higher ground before the water rises further. Take care as hazards may not be easily seen.
- Check qldtraffic.qld.gov.au for closures and continue to monitor official instructions and warnings.
- Provide signage within the lifts, lobbies and at podium parking exits at times when Linton and Vulture Street access is closed.

- Provide traffic barriers (i.e Traffic Cones) to Linton Street vehicle access while closed to ensure cars do not take that route during road inundation.

4.4 Trigger 4: Flooding / Threat Subsides

4.4.1 Observed

- Local storm event stopped with no further rainfall predicted.

4.4.2 Action

- SMS resident contact list using template below:
  - "Flooding and/or threat of flooding has subsided. Normal site access returned".
- Continue to monitor site and rainfall gauge.

5. Recovery

Immediately following an event:

- If the building has sustained damage and/or assistance is required, contact the SES or Council's Disaster Hotline. Unless critical, do not enter damaged buildings until inspected by qualified personnel and deemed as safe;
- Every source of electricity can be extremely dangerous if / has been submerged. Treat every electrical item with the greatest respect and beware of potential contaminated water, sewage, hazardous debris;
- Check with electricity, gas and water authorities to determine whether supplies to your area have been interrupted and are safe to be turned on by you. If the water supply system has been flooded, you must assume it is contaminated; and
- Some roads may still be closed. Beware of damaged power lines, bridges, trees and do not enter any floodwaters.

Council and State Government, partnered with community organisations, coordinate the welfare response following a disaster. This may include temporary shelters, alternative accommodation, financial assistance, counselling and other support. Refer to the Queensland Building and Construction Commission for information and advice including insurance claims, cleaning, contractors etc.

If required, changes should be made to this FEMP to improve management of future emergency events.

6. Conclusion

This report has been prepared to support the proposed site DA and ensure compliance with the applicable Council development codes. This FEMP assesses the potential flood hazard of the site and access routes, identifies available warning systems and provides response procedures. A shelter in place strategy is recommended to minimise the risk to life of residents, the community and emergency responders.

This report was prepared by MBA, specifically catered for the appropriate project specific requirements, and may not be applicable beyond this scope. For this reason, any other third parties are not authorised to utilise this report without further input and advice from MBA.

The report is based on flood predictions by others. The accuracy of this plan is dependent upon the accuracy of this information. Inundation magnitude and warning times are based on 'worst-case' simulated storms, but actual observed inundation may vary from those predicted herein.

Links contained within this publication are correct at the time of release.

This FEMP should be reviewed and updated as per the facility needs or as part of the annual review process. It is the responsibility of the manager to be fully aware of the FEMP procedures.

The units within the development and basement entry complies with the flood immunity requirements of Councils flood overlay code. The provision of this FEMP is primarily required due to flooding of the road that occurs within Linton and Vulture Street. This FEMP is provided to offer an understanding to owners, residents and building managers on how to effectively manage the risk of overland flow flooding to the site, as well as understanding of road closure and access requirements during extreme rainfall events where vehicular access is lost to the surrounding streets.

The site is not affected by Brisbane River flooding up to and including 500-year flood events. The site is impacted by local flooding from overland flow events, for extreme rainfall events occurring in the Woolloongabba catchment area. For further understanding of flood catchments or flood code provisions. Refer Report R.30375.001.02 Flooding Considerations, by Water Engineering Partners Pty Ltd.

The best strategy when flood occurs from overland flow through the site, is to shelter in place within the residences, as the period of isolation will be limited and occur only for the short duration of overland flow flooding.

7. References

Ball, J., Babister, M., Nathan, R., Weeks, W., Weinmann, E., Retallick, M., & Testoni, I. (Eds.). (2019). *Australian Rainfall and Runoff: A Guide to Flood Estimation.* Commonwealth of Australia (Geoscience Australia).

BoM. (2018). *Service Level Specification for Flood Forecasting and Warning Services for Queensland.* Commonwealth Bureau of Meteorology.

WEP. (2025). *492 Vulture Street and 85 Linton Street, Kangaroo Point: Flooding Considerations.* R.30375.001.

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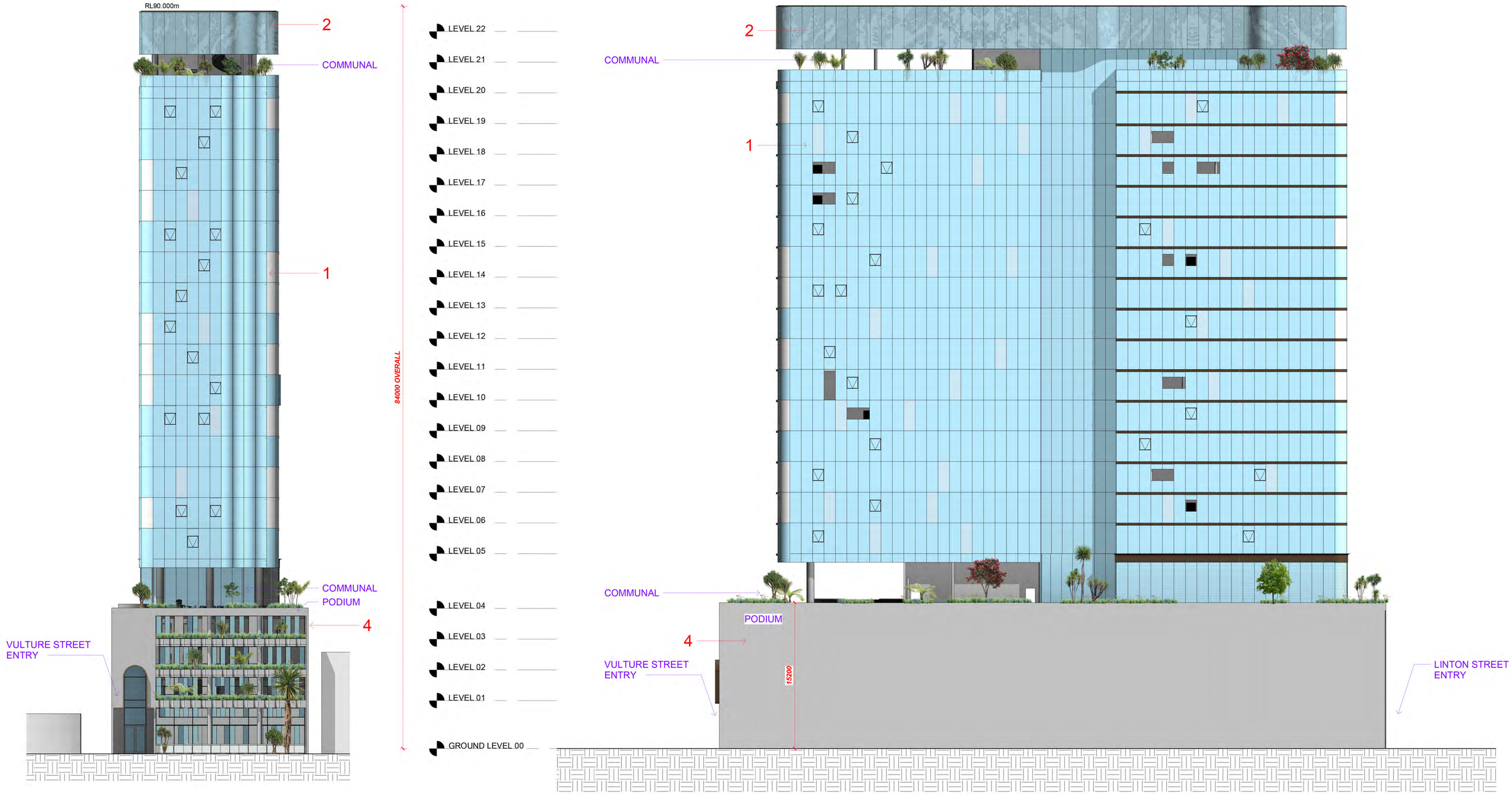
Appendix A
Architectural Plans

MATERIAL LEGEND
1. GLASS CURTAIN WALL
2. GLASS FRIT ROOF TOP HALO
3. POWDERCOATED SCREEN BATTEN
4. CONCRETE WALL



1 SOUTH ELEVATION
1 : 200

3 EAST ELEVATION
1 : 200

SHELTA CO

INSIGHT@SHELTACO.COM.AU
07 3522 5725

SANDGATE
QLD, 4017, AUSTRALIA

No.	DTE	DES
A	31/01/2025	SFD SUBMISSION REVIEW
B	10/10/2025	DRAFT FOR REVIEW

PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

DRAWING NUMBER
A-00-20

NAME
SITE ELEVATIONS

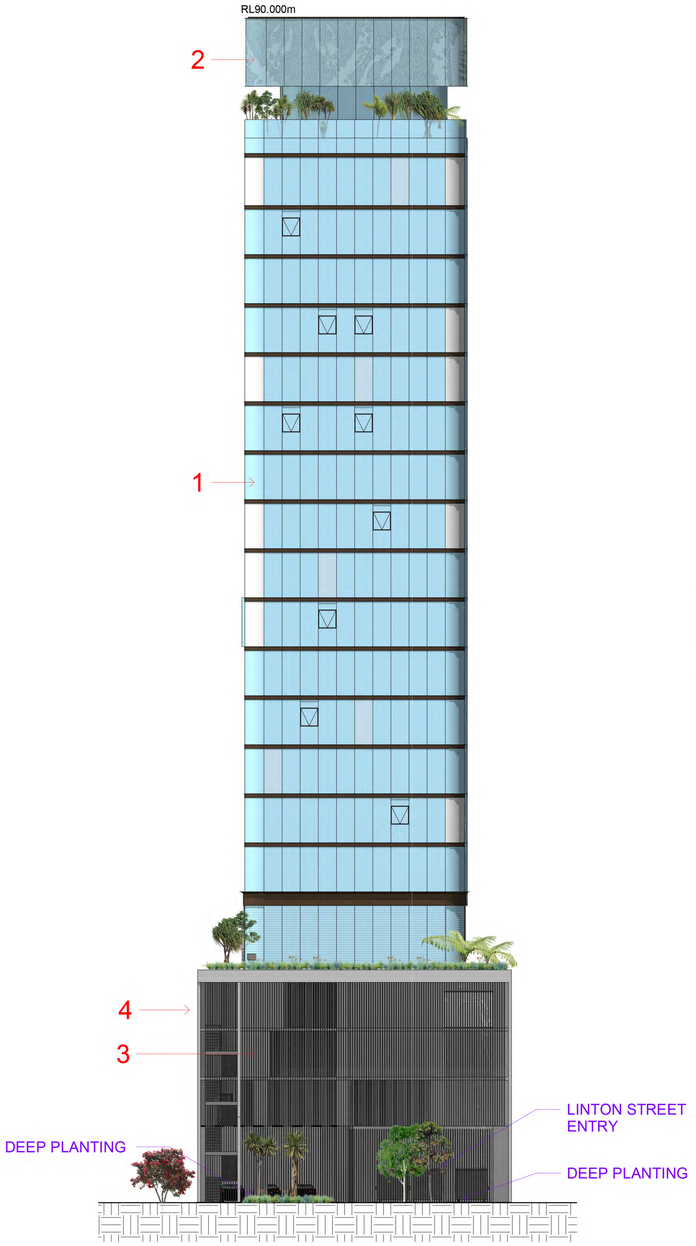
SCALE(A1)
As indicated

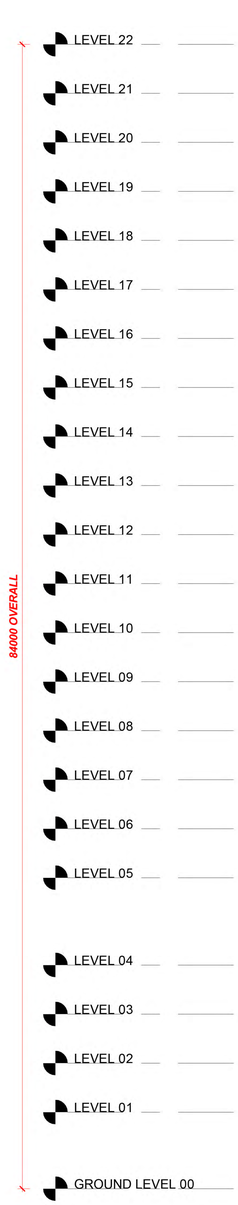
APPROVED
GB

CHECKED
GB

ISSUE
B

MATERIAL LEGEND
1. GLASS CURTAIN WALL
2. GLASS FRIT ROOF TOP HALO
3. POWDERCOATED SCREEN BATTEN
4. CONCRETE WALL





1 NORTH ELEVATION
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2 WEST ELEVATION
1 : 200

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No.	DTE	DES
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PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

DRAWING NUMBER
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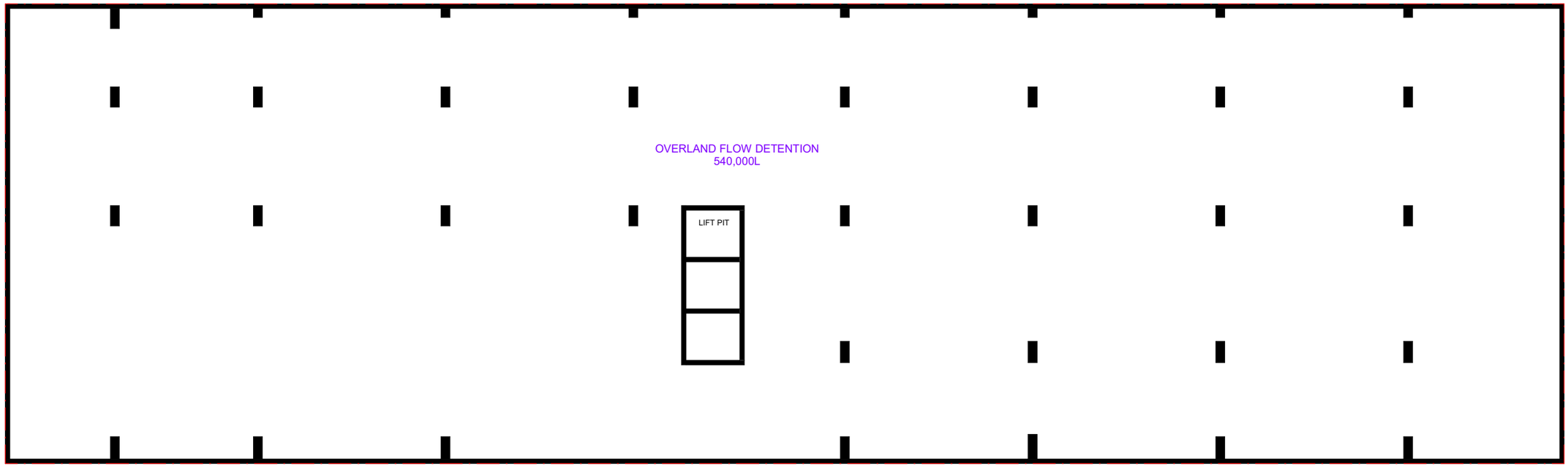
NAME
SITE ELEVATIONS

SCALE(A1)
As indicated

APPROVED
GB

CHECKED
GB
ISSUE
B



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No.	DTE	DES
A	10/10/2025	DRAFT FOR REVIEW
B	17/10/2025	DRAFT FOR REVIEW

PROJECT NUMBER

250207

492 VULTURE ST KANGAROO POINT

FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

DRAWING NUMBER

B-B01

NAME

BASEMENT 01 GENERAL ARRANGEMENT PLAN

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APPROVED

GB

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ISSUE

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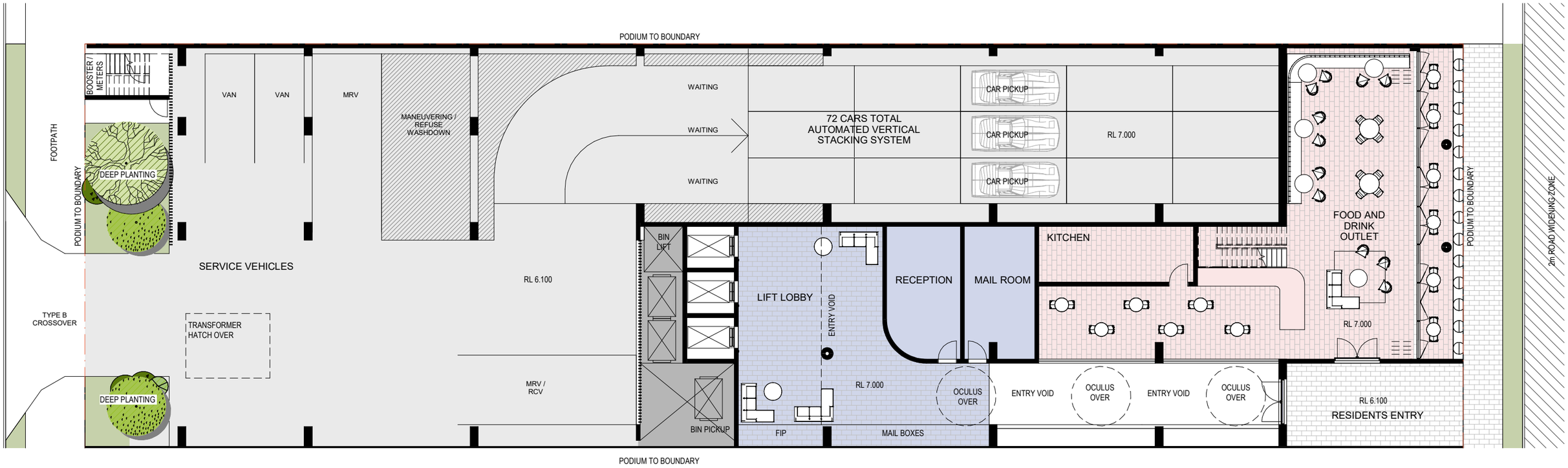

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No.	DTE	DES
A	31/01/2025	SFD SUBMISSION REVIEW
B	10/10/2025	DRAFT FOR REVIEW
C	17/10/2025	DRAFT FOR REVIEW

PROJECT NUMBER

250207

492 VULTURE ST KANGAROO POINT

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DRAWING NUMBER

B-L00

NAME

LEVEL 00 GROUND GENERAL ARRANGEMENT PLAN

SCALE(A1)

1 : 100

APPROVED

GB

CHECKED

GB

ISSUE

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SANDGATE
QLD, 4017, AUSTRALIA

No.	DTE	DES
A	10/10/2025	DRAFT FOR REVIEW
B	17/10/2025	DRAFT FOR REVIEW

PROJECT NUMBER

250207

492 VULTURE ST KANGAROO POINT

FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

DRAWING NUMBER
B-L04

NAME
LEVEL 04 GENERAL ARRANGEMENT PLAN

SCALE(A1)
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APPROVED
GB

CHECKED
GB

ISSUE
B

N

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No.	DTE	DES
A	10/10/2025	DRAFT FOR REVIEW
B	17/10/2025	DRAFT FOR REVIEW

PROJECT NUMBER

250207

492 VULTURE ST KANGAROO POINT

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DRAWING NUMBER

B-L05-19

NAME

LEVEL 05-19 GENERAL ARRANGEMENT PLAN

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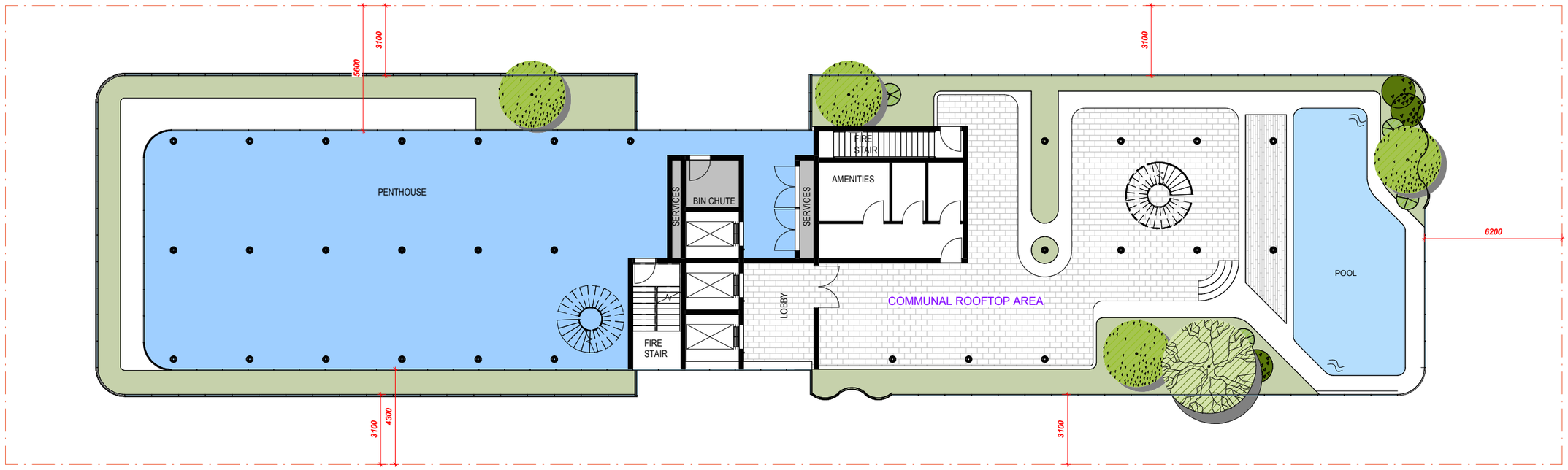

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No.	DTE	DES
A	10/10/2025	DRAFT FOR REVIEW
B	17/10/2025	DRAFT FOR REVIEW

PROJECT NUMBER
250207
492 VULTURE ST KANGAROO POINT

FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

DRAWING NUMBER
B-L20

NAME
LEVEL 20 GENERAL ARRANGMENT PLAN

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APPROVED
GB

CHECKED
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ISSUE
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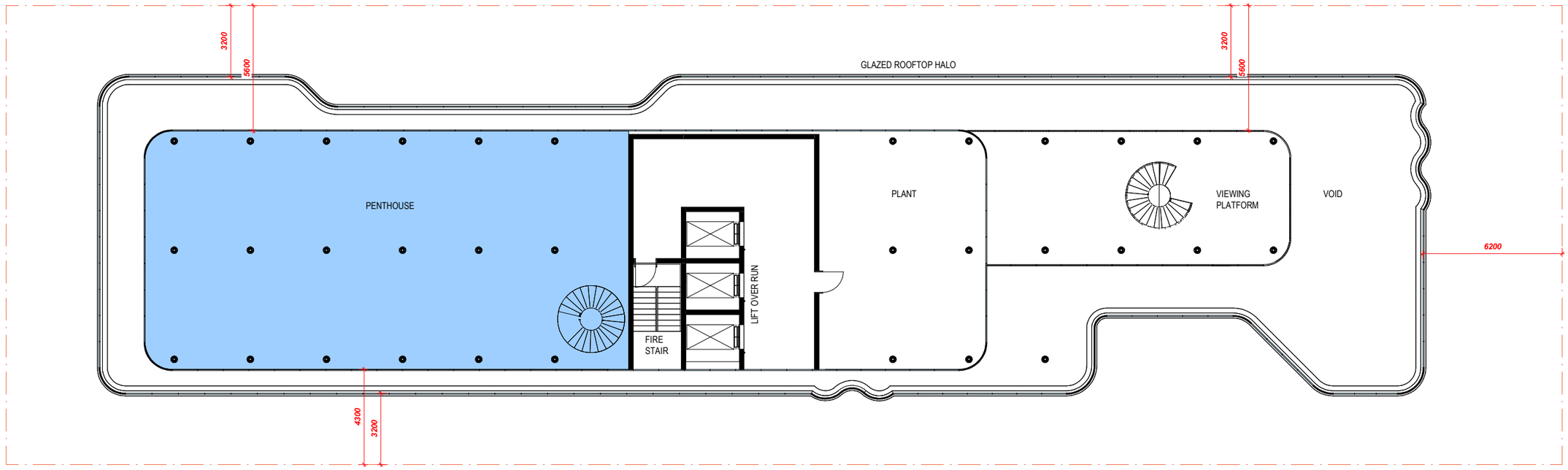

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250207

492 VULTURE ST KANGAROO POINT

FOR DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

DRAWING NUMBER

B-L21

NAME

LEVEL 21 GENERAL ARRANGMENT PLAN

SCALE(A1)

1 : 100

APPROVED

GB

CHECKED

GB

ISSUE

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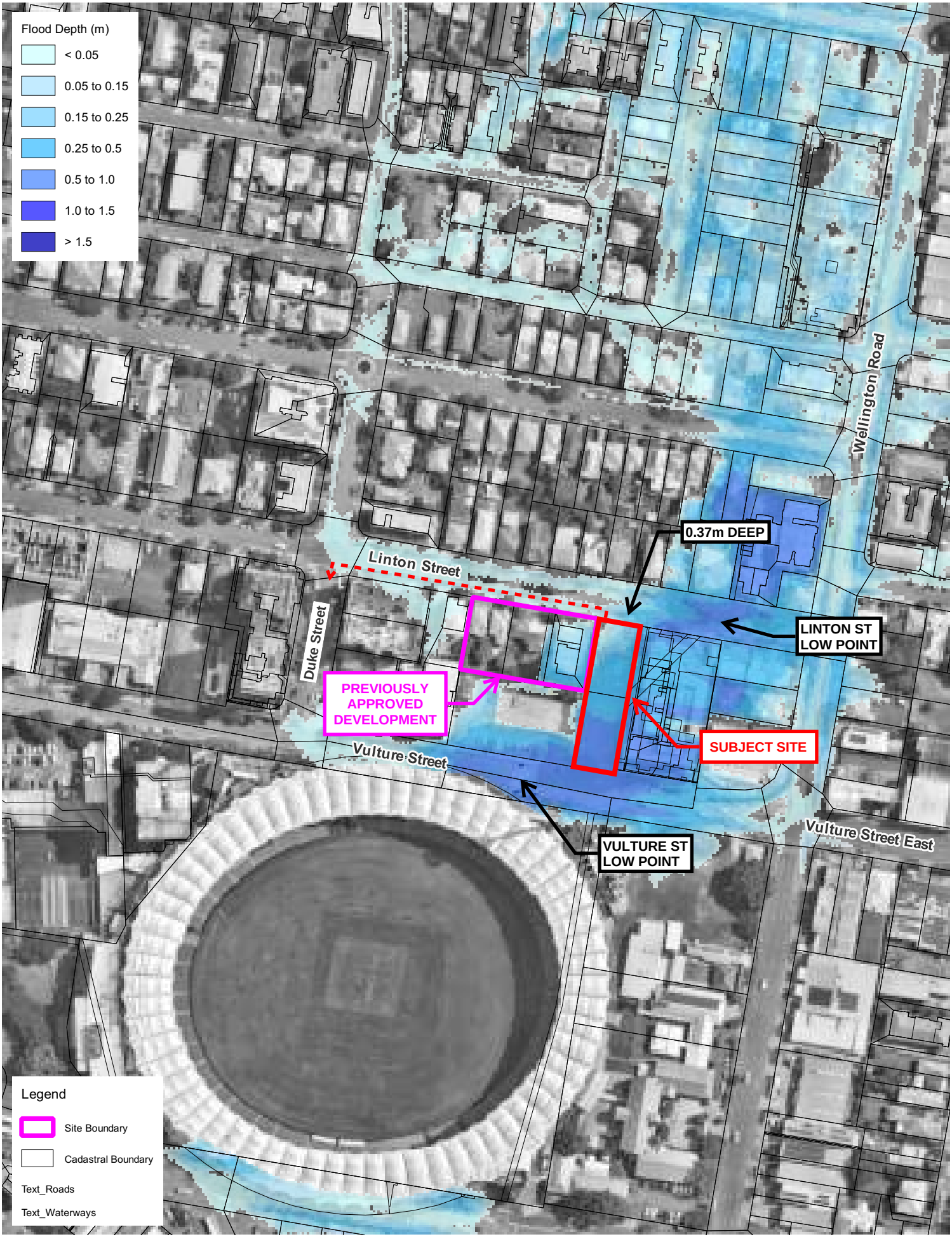
Appendix B
Figures extracted from Flooding Considerations Report prepared by Water Engineering Partners Pty Ltd.



Data Sources:
Photography:
Topography:
Cadastre
Coordinate System: GDA94 / MGA zone 56

PROJECT: 73 to 83 Linton Street

CLIENT: JK Apartments Pty Ltd

WATER ENGINEERING plus
PH +61 7 3871 0411
WWW.WEP.COM.AU

TITLE: Peak Flood Depth - 2 Year ARI - Post-Development

N

0 150 300 m

FIGURE NUMBER: B-21

REVISION:

DATE: 15-March-2024

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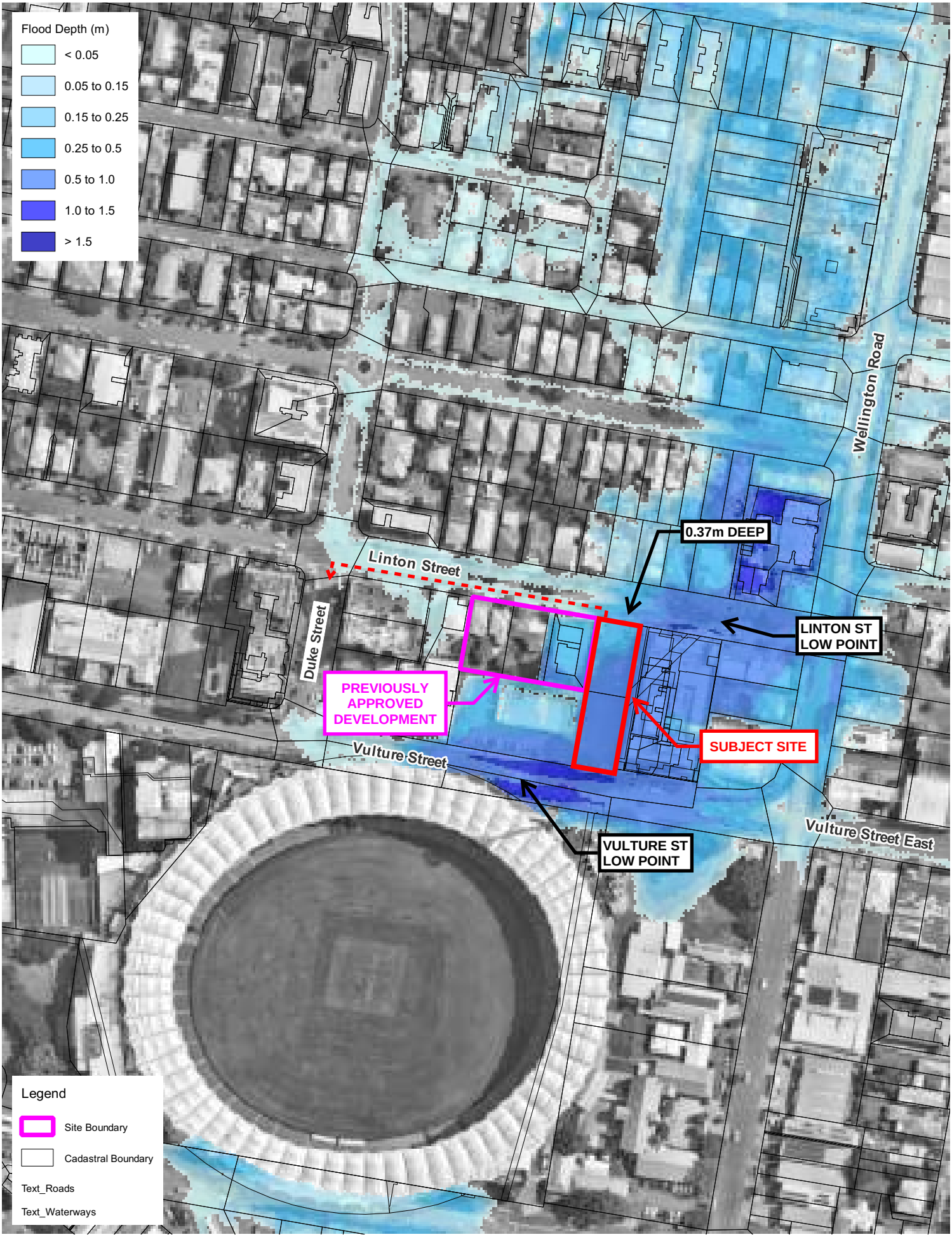

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PROJECT: 73 to 83 Linton Street

CLIENT: JK Apartments Pty Ltd

WATER ENGINEERING plus
PH +61 7 3871 0411
WWW.WEP.COM.AU

TITLE: Peak Flood Depth - 5 Year ARI - Post-Development

N

0 150 300 m

FIGURE NUMBER: B-22

REVISION:

DATE: 15-March-2024

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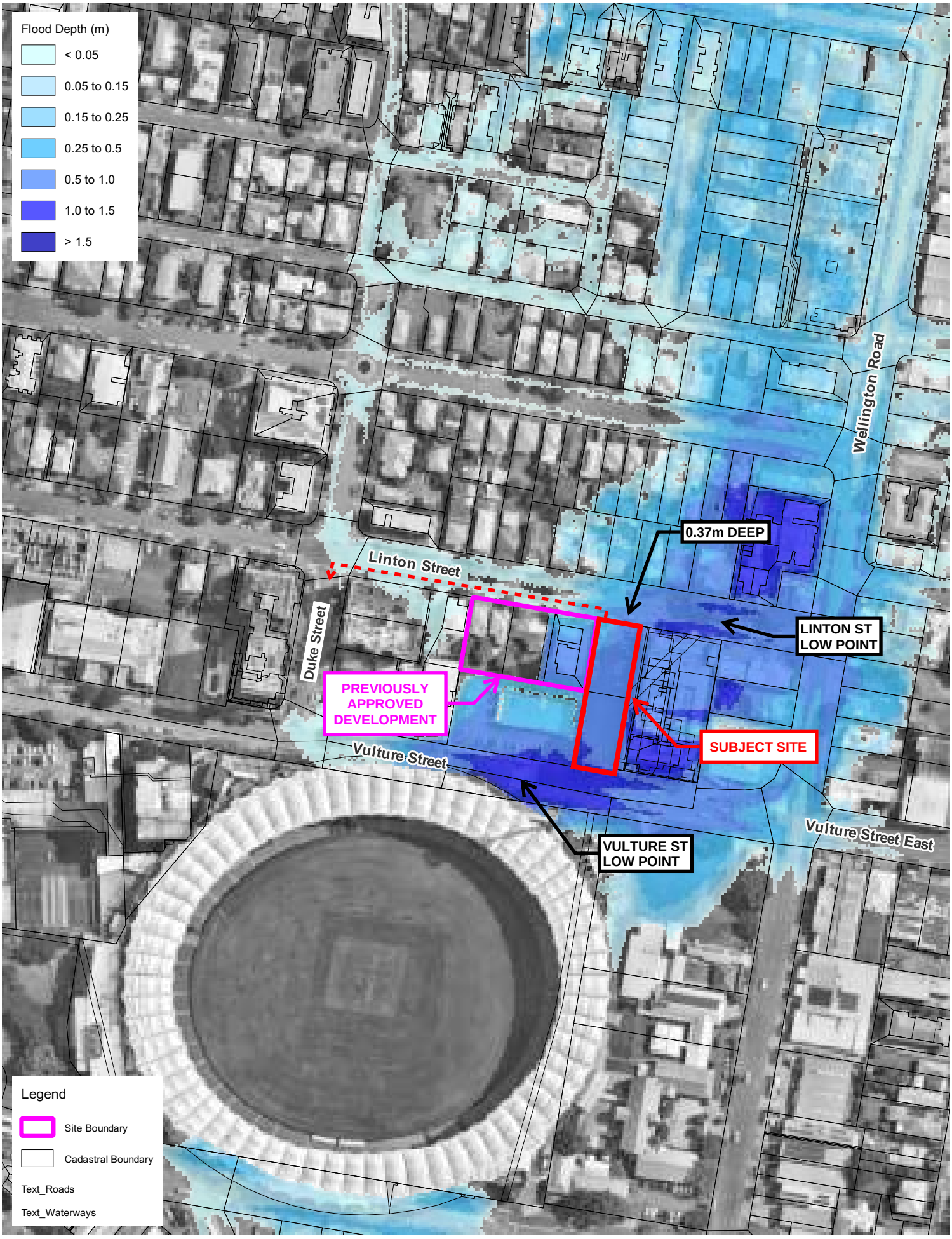

Data Sources:
Photography:
Topography:
Cadastre
Coordinate System: GDA94 / MGA zone 56

PROJECT: 73 to 83 Linton Street

CLIENT: JK Apartments Pty Ltd

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TITLE: Peak Flood Depth - 10 Year ARI - Post-Development

N

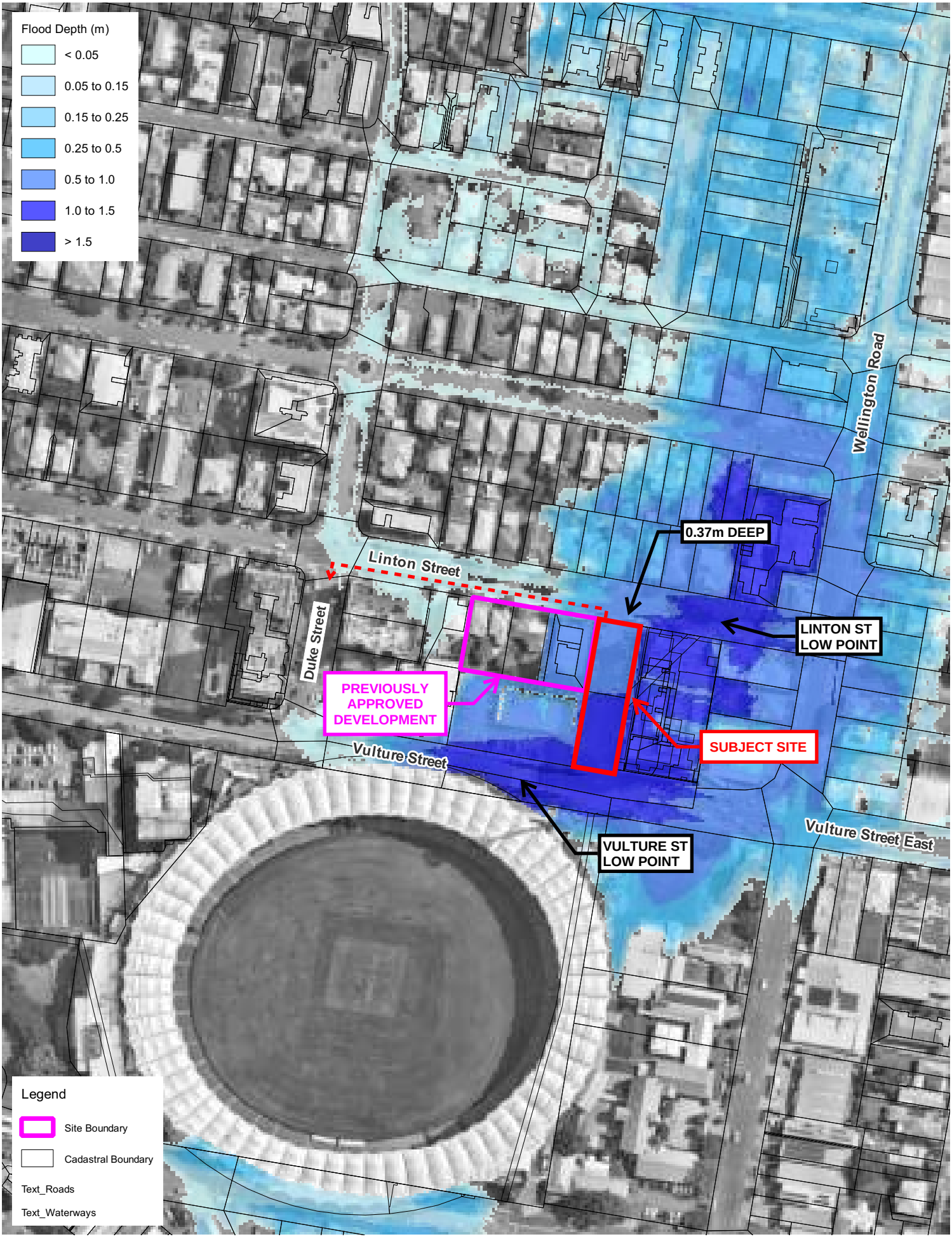
0 150 300 m

FIGURE NUMBER: B-23

REVISION:

DATE: 15-March-2024

Filepath: Y:\Jobs\30100 30199\30190 JH Apartments Linton Street\06 GIS\QGIS\Project\301190 001 Flood Modelling Maps.qgz



Data Sources:
Photography:
Topography:
Cadastre
Coordinate System: GDA94 / MGA zone 56

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TITLE: Peak Flood Depth - 20 Year ARI - Post-Development

N

0 150 300 m

FIGURE NUMBER: B-24

REVISION:

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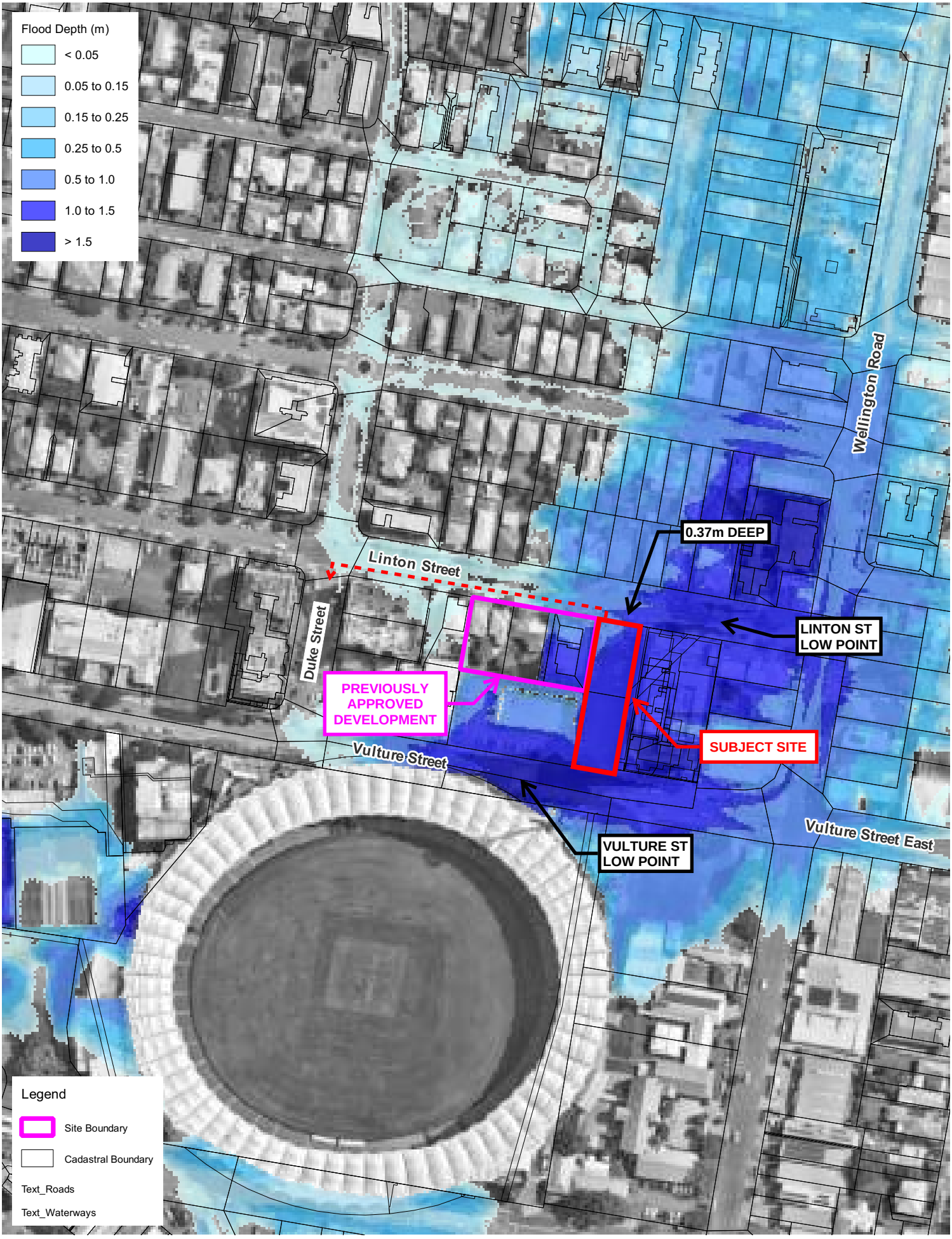
Filepath: Y:\Jobs\30100 30199\30190 JH Apartments Linton Street\06 GIS\QGIS\Project\301190 001 Flood Modelling Maps.qgz



Data Sources:
Photography:
Topography:
Cadastre
Coordinate System: GDA94 / MGA zone 56

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TITLE: Peak Flood Depth - 50 Year ARI - Post-Development

N

0 150 300 m

FIGURE NUMBER: B-25

REVISION:

DATE: 15-March-2024

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