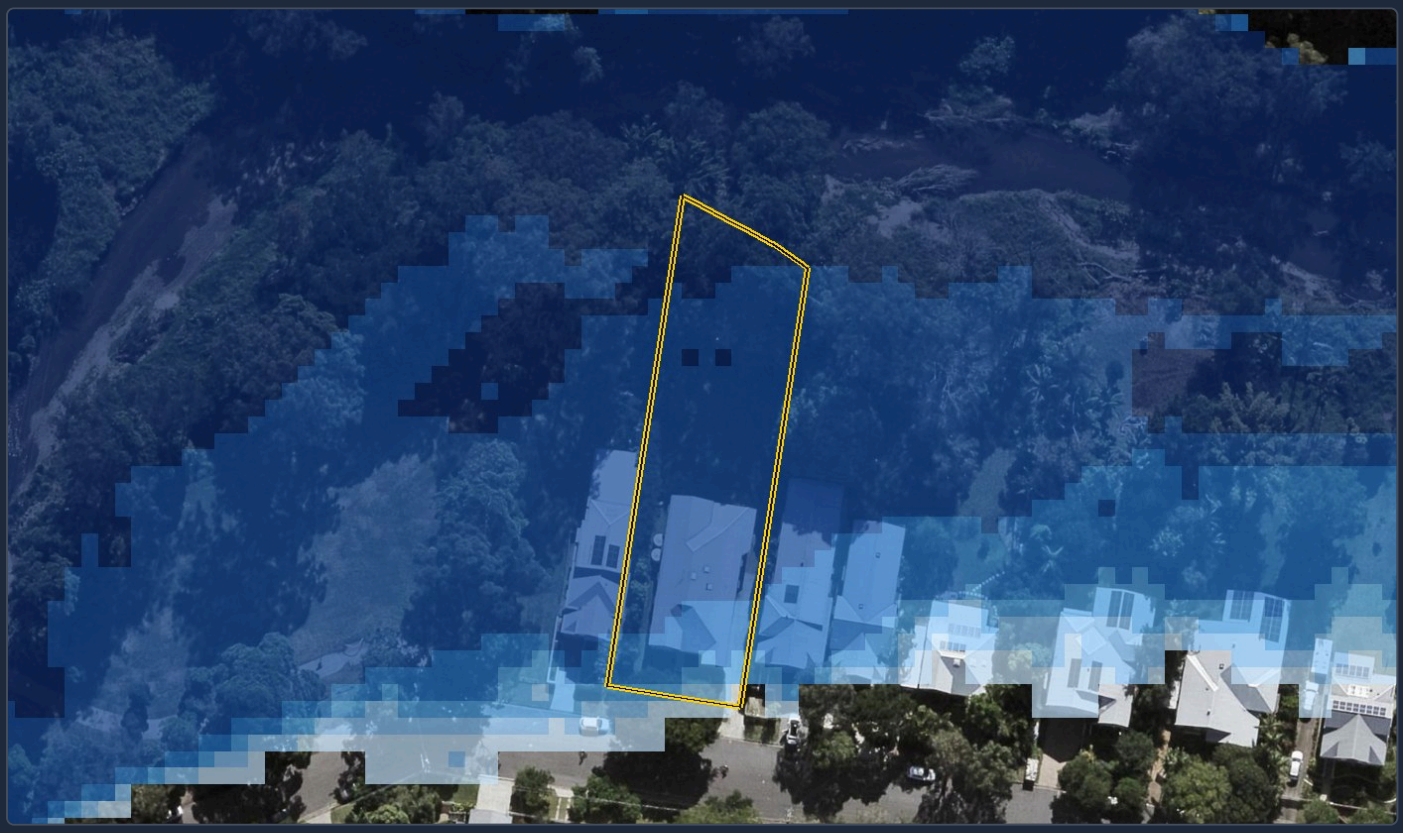
layered geo

FLOOD MODEL REPORT

41 QUANDONG STREET, ASHGROVE QLD 4060

LOCAL GOV.	Brisbane City
STATE	QLD
REPORT DATE	12 November 2026
FINDING	Published flood modelling shows water on this property.
RECORDED	Mapped on the property: Historic Flood 2022. 1 other recorded event mapped within 500 m.



BREAKFAST CREEK

CITYWIDE OVERLAND FLOW - ENOGGERA SUB-MODEL

PREPARED BY

layeredgeo Pty Ltd

layeredgeo.com.au

FLOOD FINDINGS

What do the published flood models say about this property?

Published flood modelling shows water on this property.

The figures below are Breakfast Creek's 100-year ARI design flood, the deepest held model on the property; the other studies follow under By source of flooding.

DEPTH ON PROPERTY - 100-YEAR ARI

3.48 m

deepest point; typical depth where wet 1.55 m

SHARE OF PROPERTY WET

99%

about 1,390 m² of 1,420 m², same event

FLOOD LEVEL - 100-YEAR ARI

11.49 - 11.80 m AHD

compare with a surveyed floor level

BY SOURCE OF FLOODING

RIVER AND CREEK	
BREAKFAST CREEK BRISBANE CITY COUNCIL	Design flood (100-year ARI): up to 3.48 m over 99% of the property, level 11.49 - 11.80 m AHD. First reaches the property in the 2-year ARI event (up to 0.77 m); all 9 of its design events reach it.
OVERLAND FLOW	
CITYWIDE OVERLAND FLOW - ENOGGERA SUB-MODEL BRISBANE CITY COUNCIL	No modelled water on the property in the 100-year ARI event; it comes within 56 m of the boundary. First reaches the property in the 2000-year ARI event (up to 0.15 m); 1 of its 8 design events reaches it.
CITYWIDE OVERLAND FLOW - AIRPORT SUB-MODEL; CITYWIDE OVERLAND FLOW - CENTRAL SUB-MODEL; CITYWIDE OVERLAND FLOW - UPPER KEDRON SUB-MODEL BRISBANE CITY COUNCIL	Model grids do not reach the property; no finding.
STORM TIDE AND COASTAL	
NDRP STORM TIDE HAZARD INTERPOLATION STUDY (GHD, 2014) QUEENSLAND GOVERNMENT (QSPATIAL) / GHD	Model grid does not reach the property; no finding.
STUDIES NEARBY THAT DO NOT COVER THIS PROPERTY	
2 STUDIES	Coastal; Kedron Brook. They model a nearby area, not this property.
RECORDED FLOODS	
MAPPED EXTENTS	Mapped on the property: Historic Flood 2022. 1 other recorded event mapped within 500 m.
COUNCIL FLOOD MAPPING ON THIS PROPERTY	
PLANNING OVERLAY	Creek/waterway flood planning area 4, Creek/waterway flood planning area 2, Creek/waterway flood planning area 1, Creek/waterway flood planning area 3.
FLOOD LIKELIHOOD	Highest mapped: High likelihood (5% annual chance).

Deepest modelled event on the property: **5.66 m**, 2000-year ARI - Ultimate - Future climate (Breakfast Creek). Building controls use the design flood figures above.

HOW DEEP ACROSS THE PROPERTY

In the design flood (100-year ARI), modelled water covers 99% of the property (about 1,390 m² of 1,420 m²): typical depth **1.55 m**, nine-tenths of it under 2.01 m. The 3.48 m maximum covers only about 20 m², a low spot such as a creek, drain or dam. Floor levels against this flood: see the cross section.

QUESTIONS TO ASK

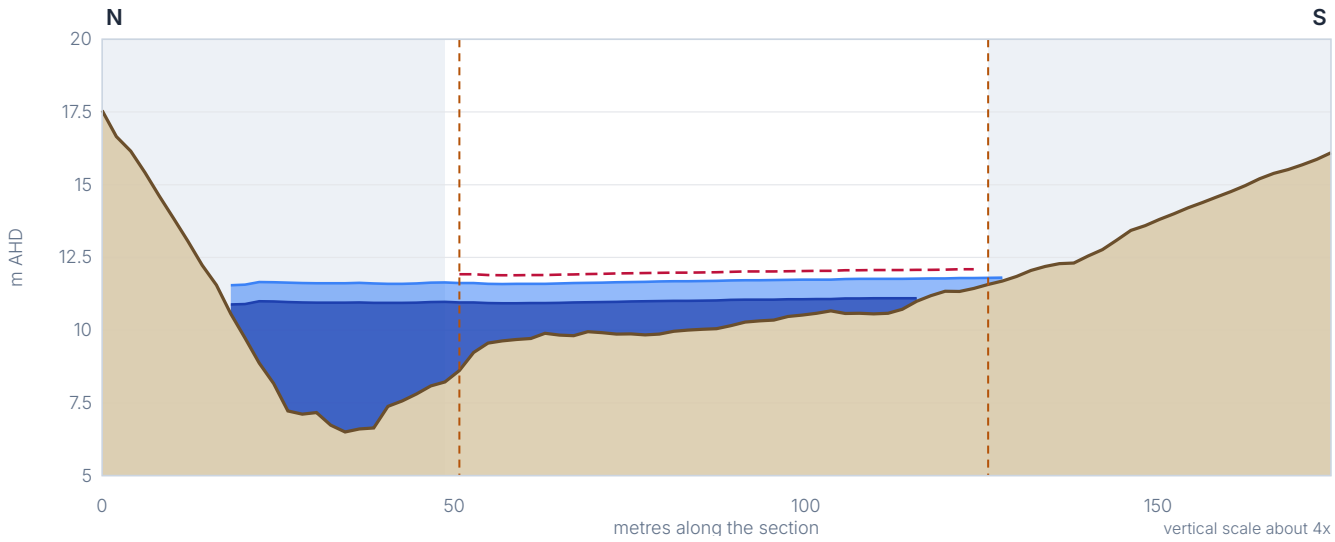
- Council: what is the defined flood level for this property, and what floor level does it require?
- Council: can I get a FloodWise Property Report for this property?
- Surveyor or certifier: is the existing floor above the 1% AEP flood level, in m AHD?

SOURCES Brisbane City Council (12 datasets) · Geoscience Australia (1 dataset) · Queensland Government (QSpatial) / GHD (1 dataset) · Queensland Department of Resources (1 dataset) · Queensland Government (1 dataset) · State cadastre (1 dataset) · each dataset is named on the page that quotes it

FLOOD CROSS SECTION

How does the design flood sit on the ground through this property?





Ground · 20-year ARI · 100-year ARI - design flood · Minimum flood planning level · Outside the property · Property boundary

Event	Level on this line	Deepest on this line	Typical depth on this line
20-year ARI	11.0 m AHD	2.5 m	1.2 m
100-year ARI - design flood	11.7 m AHD	3.2 m	1.7 m
Minimum flood planning level	About 12.0 m AHD on this line: the design flood level plus the 300 mm state minimum freeboard. The council can require more.		

THINGS TO KNOW

The line runs N to S for 175 m along the property's long axis; the aerial above is the same stretch, so the property's edges sit over the dashed lines. Ground is the state elevation model (not a survey; no buildings). The vertical scale is exaggerated about 4 times so that half a metre of water shows, which makes every slope look far steeper than it is. The water line is the publisher's modelled flood level where it clears the ground, otherwise ground plus modelled depth.

Only the design flood and the more frequent event that also reaches the property here are drawn. Rarer events are in the Modelled Events table; recorded floods are extents without levels and have their own page.

Floor levels in flood areas must be at least 300 mm above the flood level, or more where the council declares it (Queensland Development Code MP 3.5; Building Regulation 2021 (Qld) s 8). The dashed line is that minimum over the design flood.

QUESTIONS TO ASK

- Council: what floor level does it require on this property, in m AHD?
- Surveyor: what are the floor and ground levels here, in m AHD, to compare with this line?
- Certifier: would a raised floor or fill be approved on the low part of the property?

SOURCES Brisbane City Council - Breakfast Creek (CC BY 4.0, published Jan 2026) (our copy taken 11 Aug 2026) · Queensland Digital Elevation Model - ground levels (not a survey) · Freeboard - Queensland Development Code MP 3.5; Building Regulation 2021 (Qld) s 8

MODELLED EVENTS

What does each modelled event put on the property?

Events keep the publisher's label; for rare events ARI and AEP are reciprocal (100-year ARI = 1% AEP), for frequent ones they differ (ARR 2019, Book 1). Depth x velocity is the publisher's hazard product in m2/s. Flood level is the water surface in m AHD; ground on this property is 8.3 to 11.9 m AHD. A dash means no value on the property; share wet is the part of the property the study's own grid puts under water in that event, which can differ from comparing its level with the ground heights above. Depths are the study's own figures. The study grid uses lower ground here than the state elevation model, so these depths read deeper than the flood level stands above the lowest ground on the property (Breakfast Creek 2-year ARI: level 0.64 m above the lowest ground; Breakfast Creek 5-year ARI: level 1.56 m above the lowest ground; Breakfast Creek 2-year ARI - Future climate: level 0.82 m above the lowest ground; Breakfast Creek 5-year ARI - Future climate: level 1.77 m above the lowest ground; Breakfast Creek 2-year ARI - Ultimate - Future climate: level 0.99 m above the lowest ground; Breakfast Creek 500-year ARI - Ultimate - Future climate: level 4.96 m above the lowest ground; Breakfast Creek 2000-year ARI - Ultimate - Future climate: level 5.59 m above the lowest ground).

FLOOD STUDY - BREAKFAST CREEK

Event	Max depth	Max velocity	Depth x velocity	Flood level	Share of property wet
MORE FREQUENT THAN THE DESIGN FLOOD					
2-year ARI	0.77 m	1.06 m/s	0.78 m2/s	8.81 - 8.94 m AHD	3%
5-year ARI	1.70 m	1.39 m/s	2.32 m2/s	9.79 - 9.86 m AHD	33%
10-year ARI	2.28 m	1.53 m/s	3.43 m2/s	10.35 - 10.60 m AHD	77%
20-year ARI	2.81 m	1.64 m/s	4.58 m2/s	10.85 - 11.11 m AHD	89%
50-year ARI	3.19 m	1.76 m/s	5.57 m2/s	11.20 - 11.48 m AHD	96%
DESIGN FLOOD (1% AEP)					
100-year ARI	3.48 m	1.85 m/s	6.37 m2/s	11.49 - 11.80 m AHD	99%
RARER THAN THE DESIGN FLOOD					
200-year ARI	3.75 m	1.93 m/s	7.12 m2/s	11.74 - 12.07 m AHD	99%
500-year ARI	4.15 m	2.01 m/s	8.14 m2/s	12.14 - 12.47 m AHD	99%
2000-year ARI	4.81 m	2.11 m/s	9.88 m2/s	12.80 - 13.11 m AHD	99%
FUTURE CLIMATE RUN					
2-year ARI - Future climate	0.93 m	1.26 m/s	1.06 m2/s	9.03 - 9.12 m AHD	4%
5-year ARI - Future climate	1.83 m	1.44 m/s	2.66 m2/s	9.96 - 10.07 m AHD	46%
10-year ARI - Future climate	2.42 m	1.56 m/s	3.79 m2/s	10.53 - 10.77 m AHD	82%
20-year ARI - Future climate	2.93 m	1.69 m/s	4.98 m2/s	11.01 - 11.27 m AHD	95%
50-year ARI - Future climate	3.31 m	1.82 m/s	6.03 m2/s	11.37 - 11.67 m AHD	99%
100-year ARI - Future climate	3.61 m	1.90 m/s	6.86 m2/s	11.66 - 11.98 m AHD	99%
200-year ARI - Future climate	3.87 m	1.97 m/s	7.60 m2/s	11.92 - 12.24 m AHD	99%
500-year ARI - Future climate	4.33 m	2.05 m/s	8.77 m2/s	12.38 - 12.70 m AHD	99%
2000-year ARI - Future climate	5.00 m	2.13 m/s	10.55 m2/s	13.05 - 13.35 m AHD	99%
FUTURE CLIMATE RUN - ULTIMATE DEVELOPMENT					
2-year ARI - Ultimate - Future climate	1.13 m	0.74 m/s	0.72 m2/s	9.19 - 9.29 m AHD	5%

SOURCES Brisbane City Council - Breakfast Creek (CC BY 4.0, published Jan 2026) (our copy taken 11 Aug 2026) · Geoscience Australia - Australian Rainfall and Runoff 2019, Book 1 (AEP and ARI terms) · Queensland Digital Elevation Model - ground levels (not a survey)

MODELLED EVENTS (CONTINUED)

What does each modelled event put on the property?

FLOOD STUDY - BREAKFAST CREEK (CONTINUED)

Event	Max depth	Max velocity	Depth x velocity	Flood level	Share of property wet
FUTURE CLIMATE RUN - ULTIMATE DEVELOPMENT					
5-year ARI - Ultimate - Future climate	2.24 m	0.89 m/s	1.93 m2/s	10.31 - 10.52 m AHD	77%
10-year ARI - Ultimate - Future climate	2.87 m	1.01 m/s	2.78 m2/s	10.93 - 11.13 m AHD	90%
20-year ARI - Ultimate - Future climate	3.40 m	1.14 m/s	3.72 m2/s	11.44 - 11.66 m AHD	98%
50-year ARI - Ultimate - Future climate	3.78 m	1.23 m/s	4.45 m2/s	11.81 - 12.05 m AHD	99%
100-year ARI - Ultimate - Future climate	4.08 m	1.30 m/s	5.07 m2/s	12.10 - 12.35 m AHD	99%
200-year ARI - Ultimate - Future climate	4.49 m	1.37 m/s	5.89 m2/s	12.50 - 12.74 m AHD	99%
500-year ARI - Ultimate - Future climate	5.01 m	1.47 m/s	7.04 m2/s	13.02 - 13.26 m AHD	99%
2000-year ARI - Ultimate - Future climate	5.66 m	1.59 m/s	8.58 m2/s	13.66 - 13.89 m AHD	99%

FLOOD STUDY - CITYWIDE OVERLAND FLOW - ENOGGERA SUB-MODEL

Event	Max depth	Depth x velocity	Flood level	Share of property wet
MORE FREQUENT THAN THE DESIGN FLOOD				
2-year ARI	-	-	-	Nearby, 60 m away
5-year ARI	-	-	-	Nearby, 60 m away
10-year ARI	-	-	-	Nearby, 60 m away
20-year ARI	-	-	-	Nearby, 59 m away
50-year ARI	-	-	-	Nearby, 56 m away
DESIGN FLOOD (1% AEP)				
100-year ARI	-	-	-	Nearby, 56 m away
RARER THAN THE DESIGN FLOOD				
500-year ARI	-	-	-	At the boundary
2000-year ARI	0.15 m	0.05 m2/s	9.84 m AHD	On property

SOURCES Brisbane City Council - Breakfast Creek (CC BY 4.0, published Jan 2026); Citywide Overland Flow - Enoggera Sub-Model (CC BY 4.0, published Jun 2024) (our copy taken 11 Aug 2026)

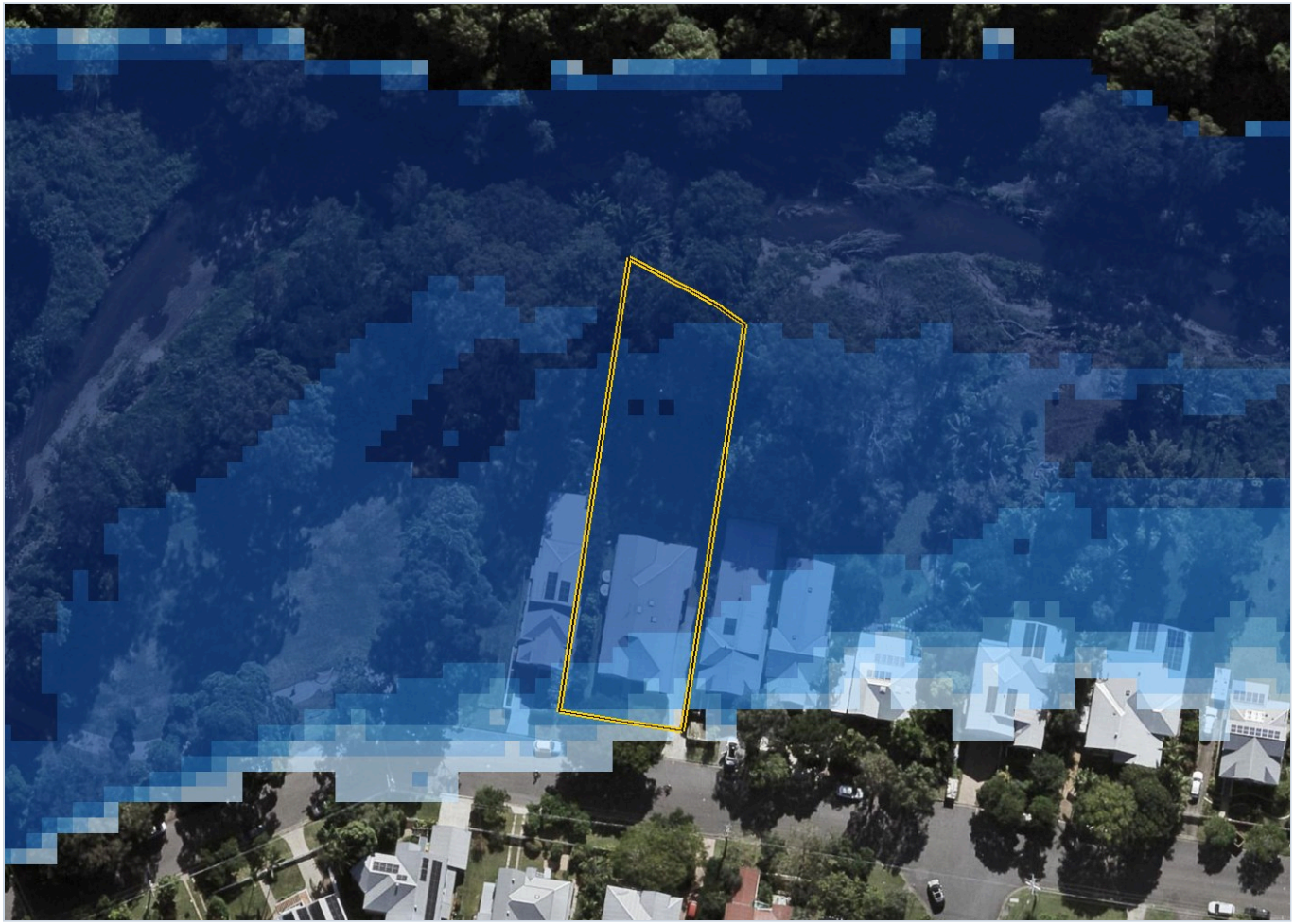
FLOOD MAPS

Where does the modelled water reach?

READING THE MAPS

The yellow outline is the property boundary. Maps frame the property and its surrounds. The large maps are for studies with modelled water on the property: each shows its design flood (1% AEP) where that reaches the property, otherwise another of its events, named in the caption. Other selected events follow as smaller maps; an event not pictured is still listed in the Modelled Events table. Water is drawn at the model's own grid resolution over state aerial imagery. These are modelled design events, not observed or forecast floods.

FIGURE 1. 100-YEAR ARI - BREAKFAST CREEK



Max depth on the property: **3.48 m**.

SOURCES Brisbane City Council - Breakfast Creek (CC BY 4.0, published Jan 2026) (our copy taken 11 Aug 2026) · Queensland Government - aerial imagery · State cadastre - property boundary

FLOOD MAPS

Where does the modelled water reach?

FIGURE 2. 2000-YEAR ARI - CITYWIDE OVERLAND FLOW - ENOGGERA SUB-MODEL



Max depth on the property: **0.15 m**.

SOURCES Brisbane City Council - Citywide Overland Flow - Enoggera Sub-Model (CC BY 4.0, published Jun 2024) (our copy taken 11 Aug 2026) · Queensland Government - aerial imagery · State cadastre - property boundary

FLOOD MAPS

Where does the modelled water reach?

FIGURE 3. 2-YEAR ARI



Breakfast Creek. Max depth on the property: **0.77 m**.

FIGURE 4. 5-YEAR ARI



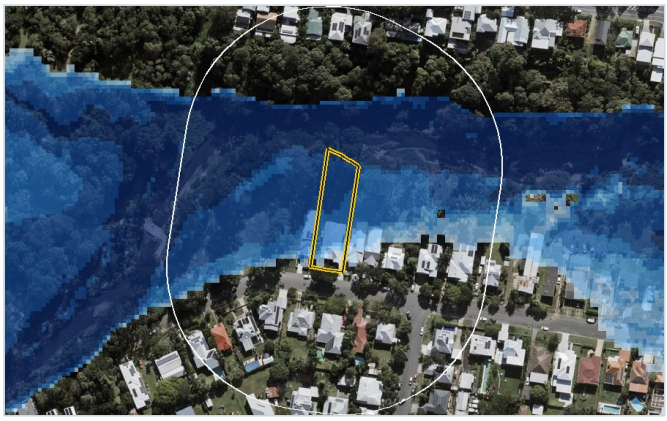
Breakfast Creek. Max depth on the property: **1.70 m**.

FIGURE 5. 10-YEAR ARI



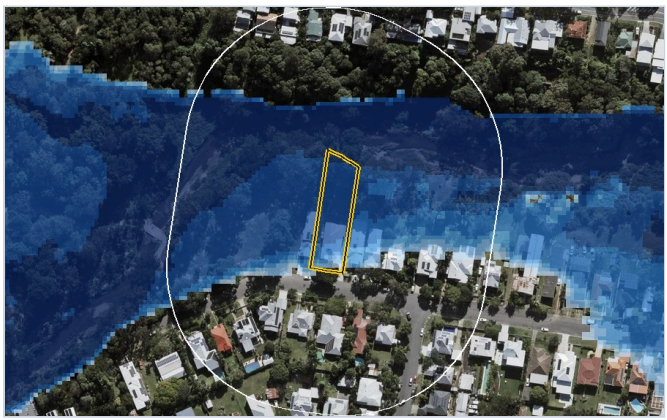
Breakfast Creek. Max depth on the property: **2.28 m**.

FIGURE 6. 20-YEAR ARI



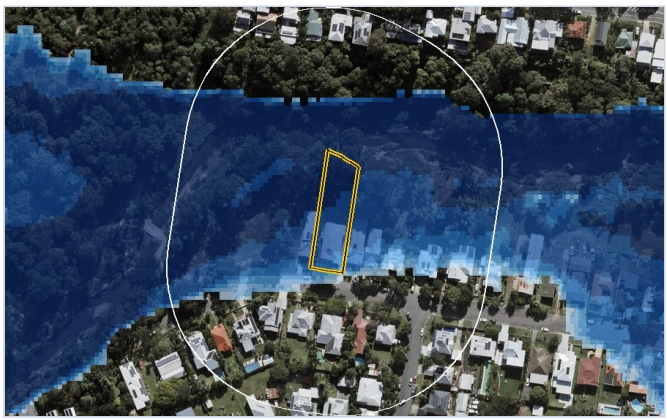
Breakfast Creek. Max depth on the property: **2.81 m**.

FIGURE 7. 50-YEAR ARI



Breakfast Creek. Max depth on the property: **3.19 m**.

FIGURE 8. 200-YEAR ARI



Breakfast Creek. Max depth on the property: **3.75 m**.

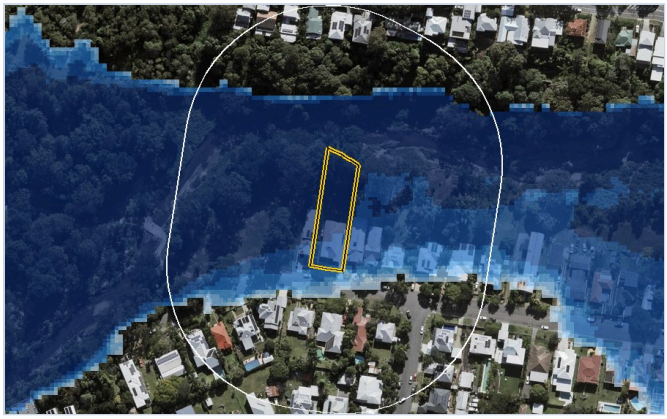
Property boundary | under 0.1 m | 0.1 - 0.3 m | 0.3 - 0.5 m | 0.5 - 1.0 m | 1.0 - 2.0 m | over 2.0 m

SOURCES Brisbane City Council - Breakfast Creek (CC BY 4.0, published Jan 2026) (our copy taken 11 Aug 2026) · Queensland Government - aerial imagery · State cadastre - property boundary

FLOOD MAPS

Where does the modelled water reach?

FIGURE 9. 500-YEAR ARI



Breakfast Creek. Max depth on the property: **4.15 m**.

FIGURE 10. 2000-YEAR ARI



Breakfast Creek. Max depth on the property: **4.81 m**.

FIGURE 11. 2-YEAR ARI - FUTURE CLIMATE



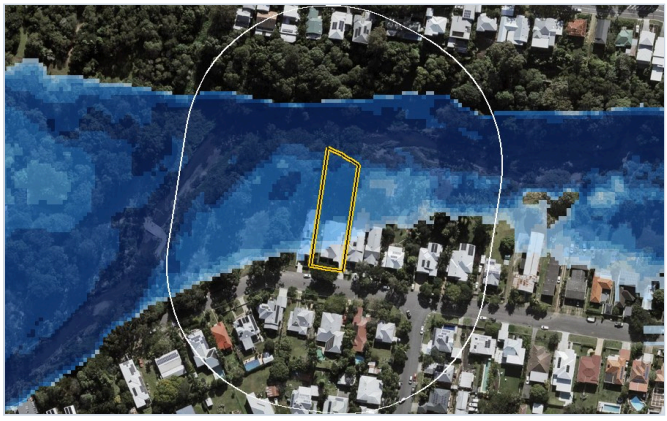
Breakfast Creek. Max depth on the property: **0.93 m**.

FIGURE 12. 5-YEAR ARI - FUTURE CLIMATE



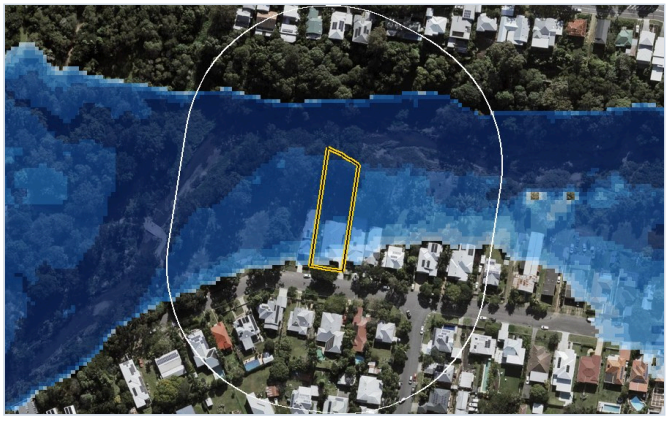
Breakfast Creek. Max depth on the property: **1.83 m**.

FIGURE 13. 10-YEAR ARI - FUTURE CLIMATE



Breakfast Creek. Max depth on the property: **2.42 m**.

FIGURE 14. 20-YEAR ARI - FUTURE CLIMATE



Breakfast Creek. Max depth on the property: **2.93 m**.

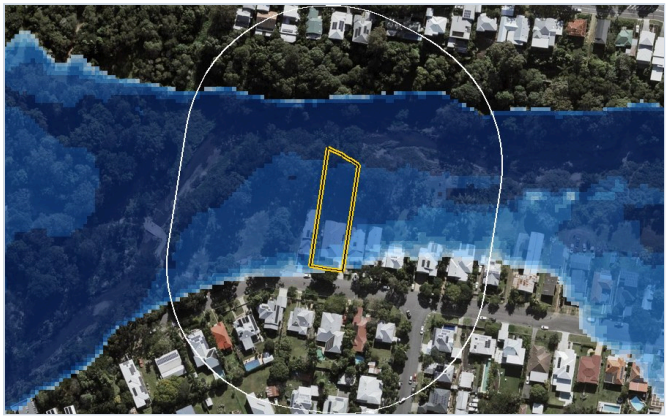
Property boundary | under 0.1 m | 0.1 - 0.3 m | 0.3 - 0.5 m | 0.5 - 1.0 m | 1.0 - 2.0 m | over 2.0 m

SOURCES Brisbane City Council - Breakfast Creek (CC BY 4.0, published Jan 2026) (our copy taken 11 Aug 2026) · Queensland Government - aerial imagery · State cadastre - property boundary

FLOOD MAPS

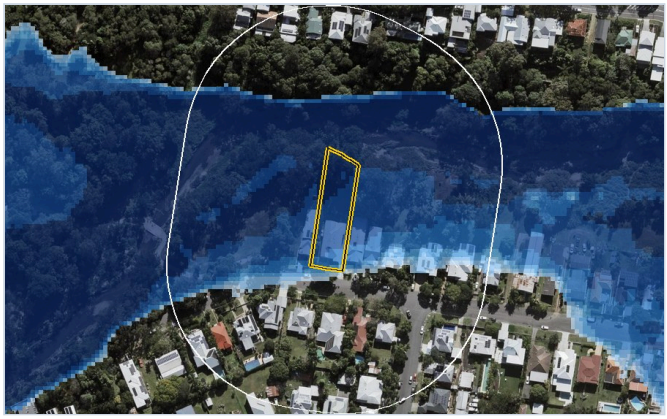
Where does the modelled water reach?

FIGURE 15. 50-YEAR ARI - FUTURE CLIMATE



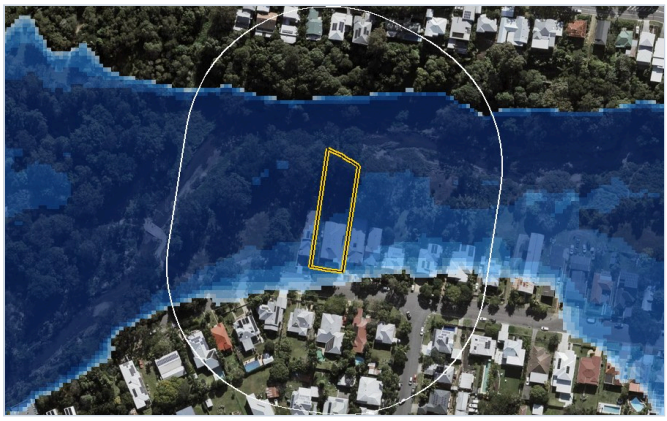
Breakfast Creek. Max depth on the property: **3.31 m**.

FIGURE 16. 100-YEAR ARI - FUTURE CLIMATE



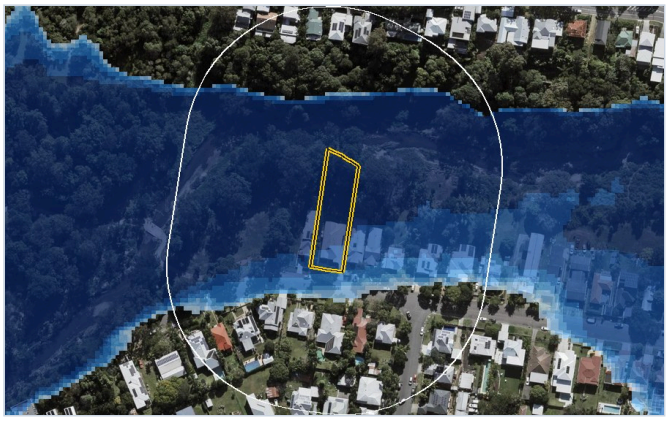
Breakfast Creek. Max depth on the property: **3.61 m**.

FIGURE 17. 200-YEAR ARI - FUTURE CLIMATE



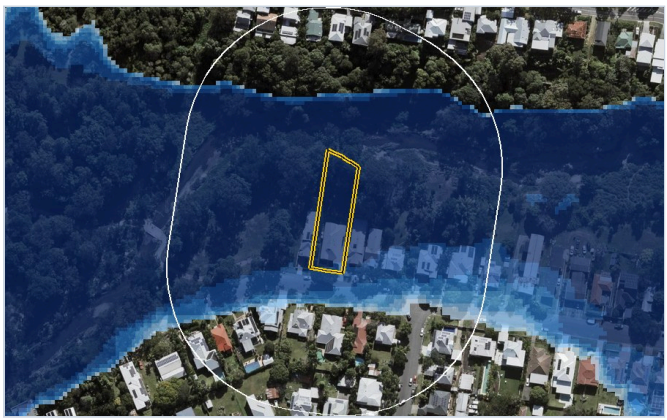
Breakfast Creek. Max depth on the property: **3.87 m**.

FIGURE 18. 500-YEAR ARI - FUTURE CLIMATE



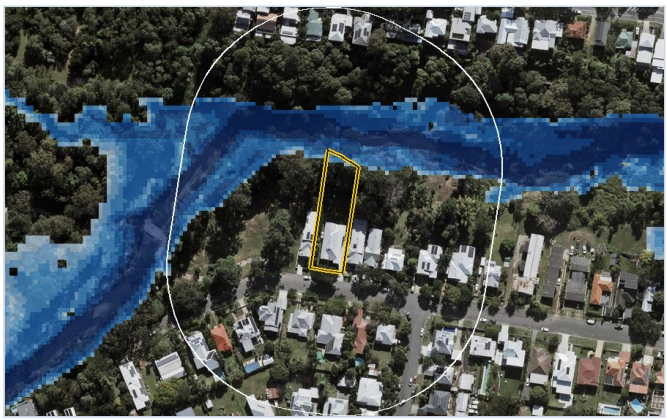
Breakfast Creek. Max depth on the property: **4.33 m**.

FIGURE 19. 2000-YEAR ARI - FUTURE CLIMATE



Breakfast Creek. Max depth on the property: **5.00 m**.

FIGURE 20. 2-YEAR ARI - ULTIMATE - FUTURE CLIMATE



Breakfast Creek. Max depth on the property: **1.13 m**.

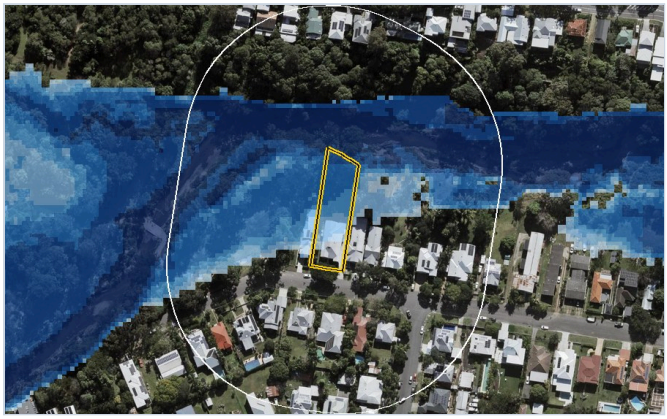
Property boundary · under 0.1 m · 0.1 - 0.3 m · 0.3 - 0.5 m · 0.5 - 1.0 m · 1.0 - 2.0 m · over 2.0 m

SOURCES Brisbane City Council - Breakfast Creek (CC BY 4.0, published Jan 2026) (our copy taken 11 Aug 2026) · Queensland Government - aerial imagery · State cadastre - property boundary

FLOOD MAPS

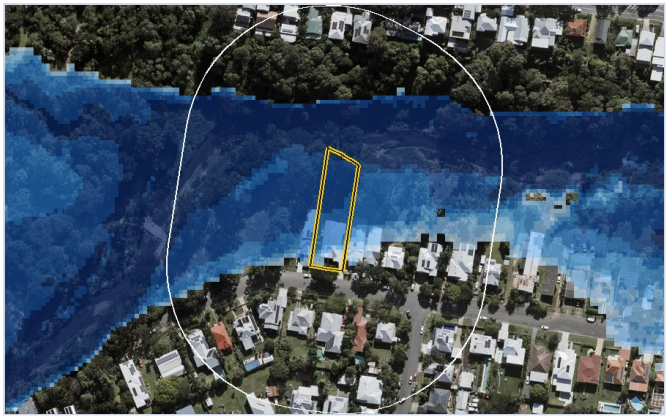
Where does the modelled water reach?

FIGURE 21. 5-YEAR ARI - ULTIMATE - FUTURE CLIMATE



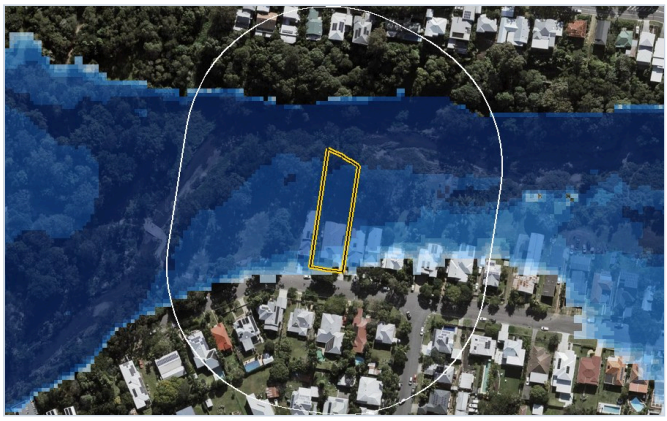
Breakfast Creek. Max depth on the property: **2.24 m**.

FIGURE 22. 10-YEAR ARI - ULTIMATE - FUTURE CLIMATE



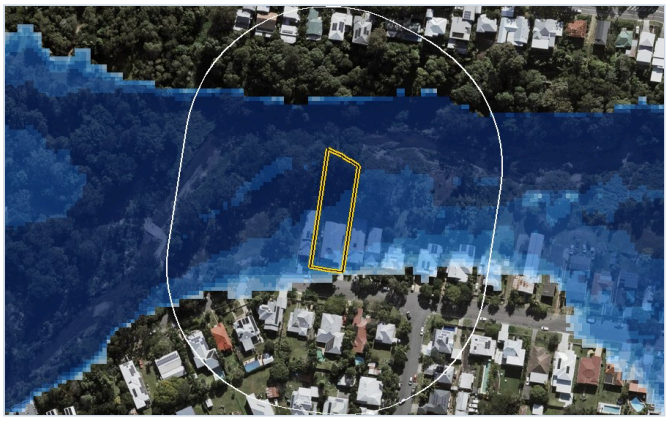
Breakfast Creek. Max depth on the property: **2.87 m**.

FIGURE 23. 20-YEAR ARI - ULTIMATE - FUTURE CLIMATE



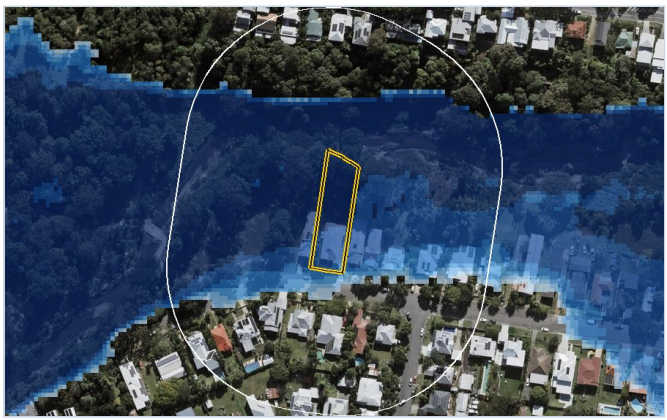
Breakfast Creek. Max depth on the property: **3.40 m**.

FIGURE 24. 50-YEAR ARI - ULTIMATE - FUTURE CLIMATE



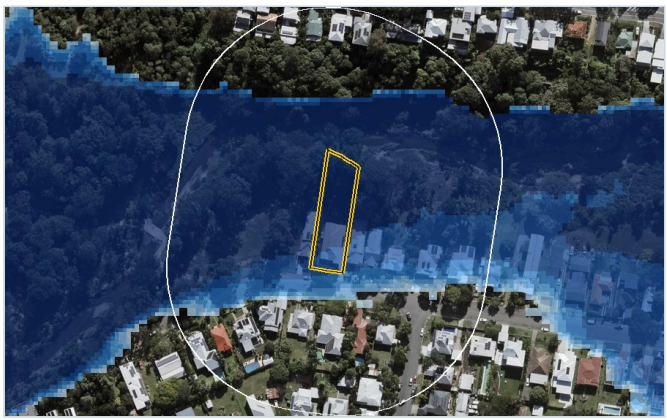
Breakfast Creek. Max depth on the property: **3.78 m**.

FIGURE 25. 100-YEAR ARI - ULTIMATE - FUTURE CLIMATE



Breakfast Creek. Max depth on the property: **4.08 m**.

FIGURE 26. 200-YEAR ARI - ULTIMATE - FUTURE CLIMATE



Breakfast Creek. Max depth on the property: **4.49 m**.

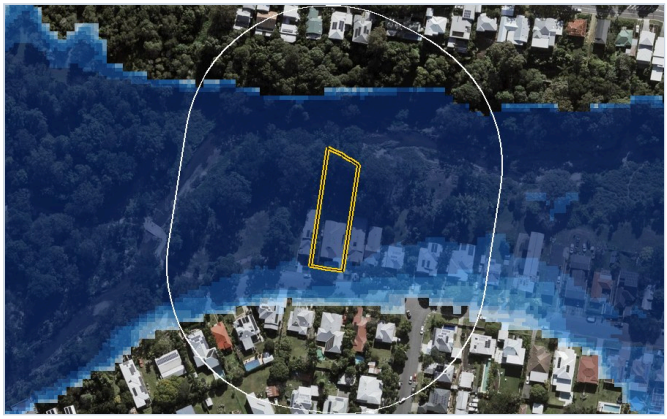
Property boundary | under 0.1 m | 0.1 - 0.3 m | 0.3 - 0.5 m | 0.5 - 1.0 m | 1.0 - 2.0 m | over 2.0 m

SOURCES Brisbane City Council - Breakfast Creek (CC BY 4.0, published Jan 2026) (our copy taken 11 Aug 2026) · Queensland Government - aerial imagery · State cadastre - property boundary

FLOOD MAPS

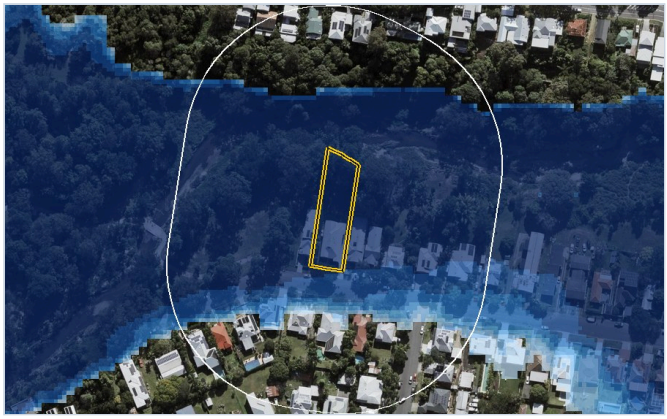
Where does the modelled water reach?

FIGURE 27. 500-YEAR ARI - ULTIMATE - FUTURE CLIMATE



Breakfast Creek. Max depth on the property: **5.01 m**.

FIGURE 28. 2000-YEAR ARI - ULTIMATE - FUTURE CLIMATE



Breakfast Creek. Max depth on the property: **5.66 m**.

FIGURE 29. 100-YEAR ARI



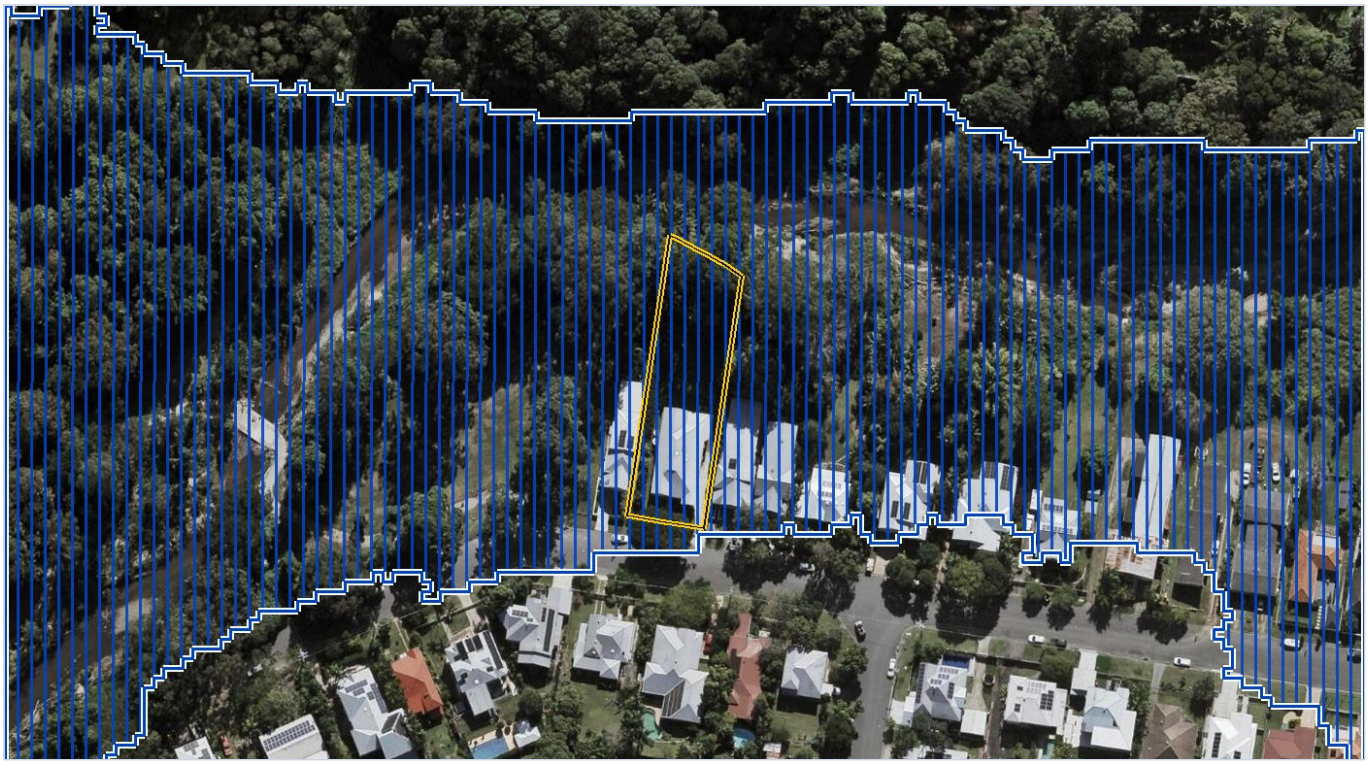
Citywide Overland Flow - Enoggera Sub-Model. No water on the property. 2-, 5-, 10-, 20-, 50-, 100- and 500-year ARI: nearby only, 1 to 60 m from the boundary. The 100-year ARI is pictured.

Property boundary | under 0.1 m | 0.1 - 0.3 m | 0.3 - 0.5 m | 0.5 - 1.0 m | 1.0 - 2.0 m | over 2.0 m

SOURCES Brisbane City Council - Breakfast Creek (CC BY 4.0, published Jan 2026); Citywide Overland Flow - Enoggera Sub-Model (CC BY 4.0, published Jun 2024) (our copy taken 11 Aug 2026) · Queensland Government - aerial imagery · State cadastre - property boundary

RECORDED FLOODS

Where have past floods been mapped near this property?



Property boundary Historic Flood 2022 50 m

HISTORIC FLOOD 2022	Brisbane City Council - recorded on the property
HISTORIC FLOOD 2011	Queensland Department of Resources, Brisbane City Council - recorded 319 m away

THINGS TO KNOW

A recorded extent is the mapped edge of water in a past flood, published after the event: not a depth, and of varying accuracy. An extent over the property means water was mapped there, not how deep or whether it entered a building. Floods listed with a distance were mapped within 500 m but outside this map.

QUESTIONS TO ASK

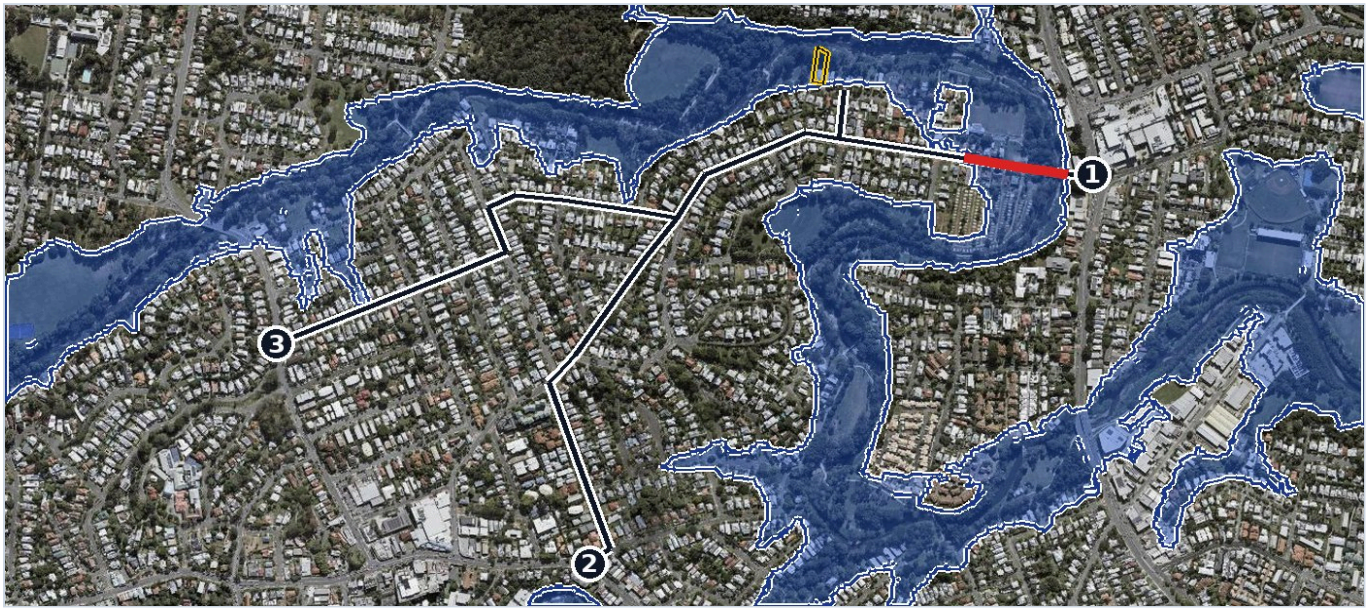
- Seller: did water reach the house or yard in any recorded flood?
- Insurer: has a flood claim been made on this property?
- Council: does it hold flood records for this street beyond the mapped extents?

SOURCES Brisbane City Council - Historical Flood Event Feb 2022; Historical Flood Event Jan 2011 (our copy checked 11 Nov 2026) · Queensland Department of Resources - 2011 Floodline Queensland towns - January (our copy checked 11 Nov 2026) · Queensland Government - aerial imagery · State cadastre - property boundary

WAY OUT IN A FLOOD

Do the roads from this property to a main road cross mapped flooding?

1 of the 3 ways out to a main road crosses the mapped 1% AEP (1 in 100) extent; 2 stay clear of it.



Property boundary · Road route, numbered at the main road · Crosses the mapped flood extent · Mapped 1% AEP (1 in 100) extent · 500 m

1. TO ENOGGERA ROAD 653 M	Crosses the mapped flood extent: Ashgrove Avenue, 372 m from the property (216 m of road), in the 5% AEP (1 in 20) flood.
2. TO WATERWORKS ROAD 1.4 KM	Clear of the mapped 1% AEP (1 in 100) extent along its whole length.
3. TO STEWART ROAD 1.5 KM	Clear of the mapped 1% AEP (1 in 100) extent along its whole length.

Recorded flood also mapped across February 2022 (route 1).

THINGS TO KNOW

Each route is the shortest drive on the state road network from the property's boundary to the nearest point of a main road (motorway, highway or arterial) within 5 km: one route per main road, three at most. A main road the property fronts is read for 1 km either way.

Routes are checked against the 1% AEP (1 in 100) extent of the flood studies held here. Where a more frequent event reaches a road it is named, because that road is cut more often. Clear means a study's assessed area covers the whole route; otherwise it is not assessed. Recorded floods are listed but do not decide the finding.

An extent across a road is not a road closure: a bridge can stand above water drawn beneath it, and the map gives neither the depth on the road nor how long it is cut. Overland flow and model depth grids are not read along roads.

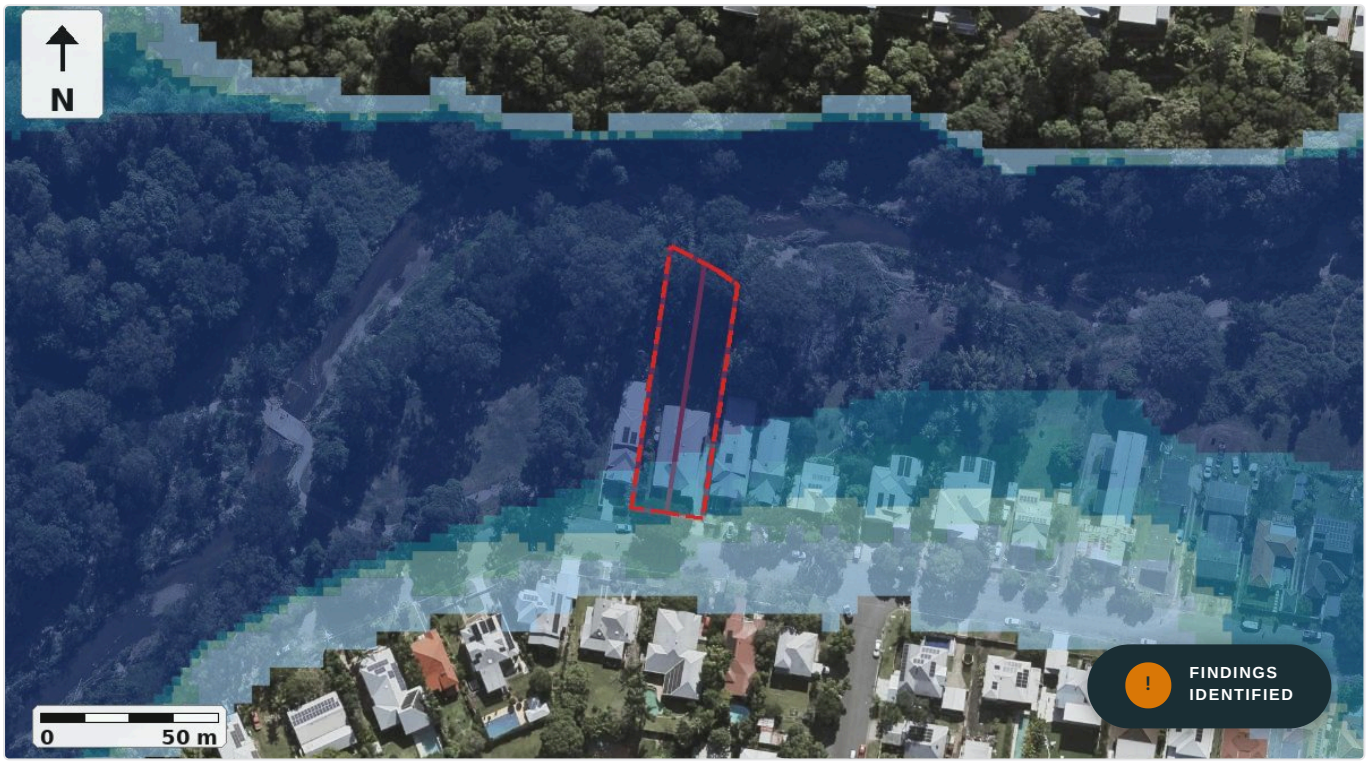
QUESTIONS TO ASK

- Council or SES: which roads near this property are cut first in a flood, and for how long?
- Council: does its flood or evacuation plan name a way out for this street?
- Seller or neighbours: has the street been cut off in a past flood, and for how long?

SOURCES Brisbane City Council - Flood Risk AEP Zones; Historical Flood Event Feb 2022 (our copy checked 11 Nov 2026) · City of Moreton Bay - Moreton Bay Modelled Flood Depth (1% AEP) (our copy checked 11 Nov 2026) · Queensland Government (Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development) - Queensland roads and tracks (CC BY 4.0) · Queensland Government - aerial imagery · State cadastre - property boundary

FLOOD: PLANNING OVERLAY

Is the property within a planning scheme flood overlay?



VISIBLE ON THIS MAP

- Creek/waterway flood planning area 1 •
- Creek/waterway flood planning area 2 •
- Creek/waterway flood planning area 3 •
- Creek/waterway flood planning area 4 •

ALSO IN VIEW Creek/waterway flood planning area 5

• intersects the subject property

THINGS TO KNOW

Planning flood overlay mapped: **Creek/waterway flood planning area 4, Creek/waterway flood planning area 2, Creek/waterway flood planning area 1, Creek/waterway flood planning area 3**

This property is within a planning scheme flood overlay. Planning flood overlays are the regulatory flood areas applied through a council's planning scheme, usually drawn at a defined flood event such as the 1% AEP (1-in-100-year) flood; they are what triggers flood planning controls on development. Overland flow and flood risk and hazard follow on the next pages.

A 1% AEP flood has a 1% chance of being reached or exceeded in any year. Inside the overlay, development must meet the scheme's flood provisions, usually a minimum habitable floor level: the defined flood level plus freeboard.

Floor levels, flood-resilient construction and limits on basements can all apply. Larger developments, or sites without detailed flood information, may need a hydraulic assessment by a qualified engineer. Overlay mapping is updated from time to time; confirm the current mapping with the council before a development decision.

QUESTIONS TO ASK

- What is the defined flood level and AEP category for this property?
- What minimum floor level and freeboard requirements apply?
- Can a basement or below-ground structures be approved?
- Is a site-specific hydraulic assessment required?
- Will flood overlay constraints affect property insurance premiums?
- Does the overlay restrict the scale or type of development permitted?

SOURCES Brisbane City Council - Creek Waterway Flood Planning Area (our copy checked 11 Nov 2026)

FLOOD: OVERLAND FLOW

Is the property affected by an overland flow path?



VISIBLE ON THIS MAP

Modelled Flood Extent (Overland)

50% 20% 10% 5% 2% 1% 0.2% 0.05%

ALSO IN VIEW Overland flow flood planning area

THINGS TO KNOW

No overland flow path is mapped across this property in the council mapping we hold. Overland flow paths are where stormwater runs across the ground in heavy rain once the pipes are full. They are separate from rivers and creeks and can cross land far from any watercourse.

Building in a flow path can block it and push water onto neighbours. Councils usually require habitable floors above the flow level, structures that do not reduce the flow's capacity, and safe access during a storm.

A site stormwater assessment may be needed to confirm depths and velocities and to design fill, fences or buildings so they do not worsen flooding on or off the site.

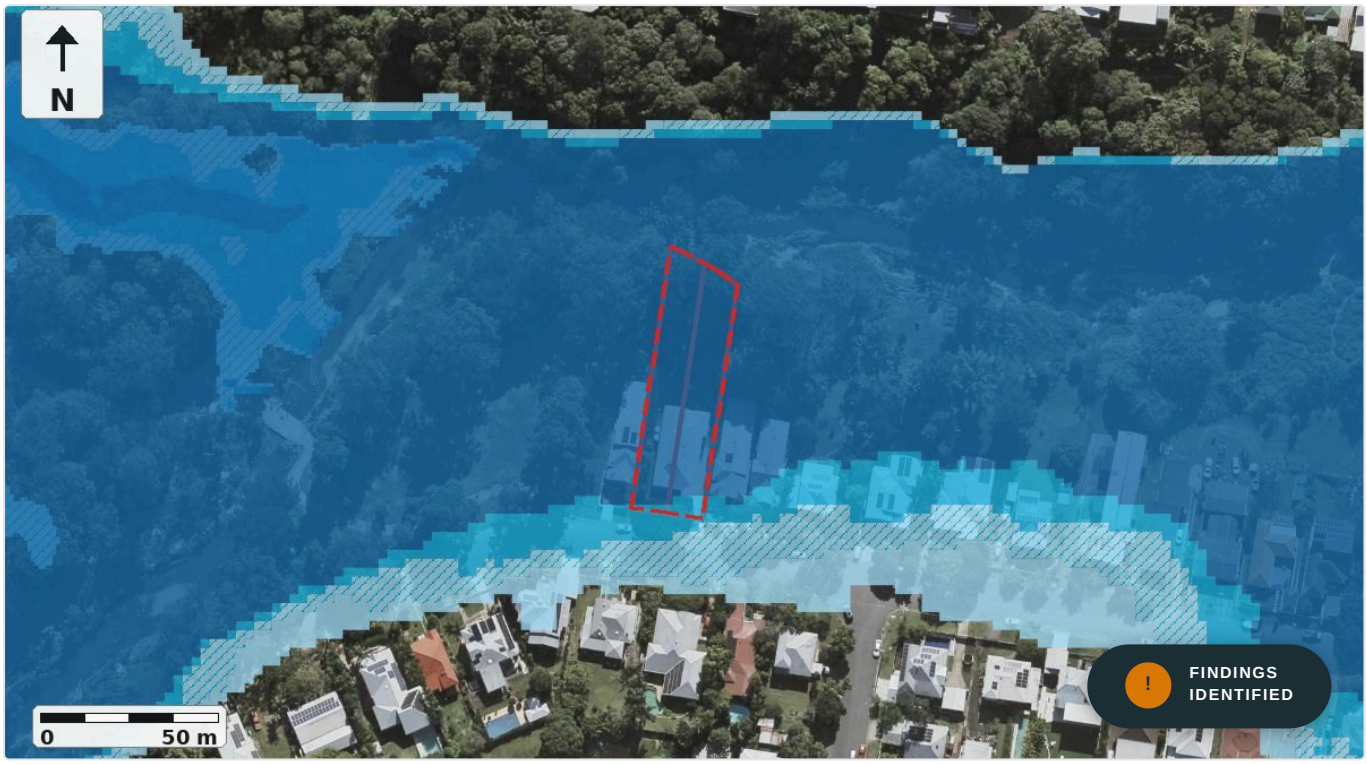
QUESTIONS TO ASK

- What flow depth and velocity apply across the development footprint?
- Can buildings, fences, or fill be placed within the flow path?
- What minimum floor level is required above the overland flow level?
- Is a site-based stormwater / overland flow assessment required?
- Will the proposal divert or concentrate flow onto adjoining land?
- Is safe pedestrian and vehicle access maintained during a storm?

SOURCES Brisbane City Council - Brisbane Citywide Overland Flow Modelled Extent (0.05% AEP); Brisbane Citywide Overland Flow Modelled Extent (0.2% AEP); Overland Flow Flood Planning Area (our copy checked 03 Nov 2026)

FLOOD: RISK & HAZARD

What flood risk or hazard category is mapped for this property?



VISIBLE ON THIS MAP

Risk category

High • Medium • Low Very low

• intersects the subject property

THINGS TO KNOW

The highest flood category mapped for this property is **High likelihood (5% annual chance)**. Flood risk and hazard mapping combines how likely a flood is with how deep and fast the water would be, to say how dangerous it is to people and buildings.

Hazard is usually graded H1 (low) to H6 (extreme) on depth x velocity. Higher categories bring stricter controls on building type, evacuation and permitted uses.

Higher-risk areas usually require flood-resilient construction, minimum floor levels with freeboard and a safe evacuation route; a development application often needs a flood assessment by a qualified engineer.

QUESTIONS TO ASK

- What flood hazard category (e.g. H1-H6) applies to the site?
- What is the defined flood level and design flood event?
- What floor level, freeboard, and resilience standards apply?
- Is safe evacuation achievable from the development?
- Is a hydraulic or flood risk assessment required for a DA?
- Will the risk category restrict the uses permitted on the land?

SOURCES Brisbane City Council - Flood Risk AEP Zones (our copy checked 11 Nov 2026)

ESTIMATED FLOOD LEVELS

What flood level do the mapped extents suggest?

Event	Mapped by	Estimated level	Estimated depth over lowest ground	Share of property below the level	Edge spread
Recorded flood, February 2022	Brisbane City Council	about 11.8 m AHD	up to about 3.2 m	99%	0.35 m

THINGS TO KNOW

These extents reach the property, but their publishers release no depth or level grid for them.

The edge of a flood extent is where the water meets the ground, so the ground height along the edge is the flood level there. Each level is the middle value of the state elevation model, sampled every 2 m along the edge within 150 m of the property and rounded to 0.1 m. A flood surface falls downstream, so along a creek or river the edge heights spread even where the extent is right. For the Recorded flood, February 2022 (falling about 8 m per km here) the edge heights on both banks are fitted with a sloping surface instead, and the level is read off it at the property; the edge spread shown is what is left after that fall. Depth is that level less the lowest ground on the property (8.6 m AHD).

These are our estimates, not published values. Where the edge heights spread by more than 0.5 m even after allowing for the fall of the water (a wall, a levee, or an edge that follows the ground rather than the water), no level is printed. Overland flow is never estimated this way: it runs downhill and has no single level. Where a model we hold answers the same event, its value is used instead.

QUESTIONS TO ASK

- Council: what is the adopted 1% AEP flood level for this property?
- Council: can I get a FloodWise Property Report for this property?
- Surveyor: what are the floor and ground levels here, in m AHD?

SOURCES Brisbane City Council - mapped flood extent · Queensland Digital Elevation Model - ground levels (not a survey)

SEA LEVEL RISE INDICATION

What does the nearest tide gauge project for sea level?

The nearest tide gauge in the IPCC AR6 sea level projections is **Brisbane**, 18 km from this property. The figures are the published change in relative sea level **at that gauge** against the 1995-2014 average: the direction and scale of change on this coast, not a sea level, flood depth or floor height at this address.

Ground on this property is **8.3 m AHD** to **11.9 m AHD** (state elevation model, not a survey). The projections are changes in sea level, not levels in m AHD, so they do not compare with these heights directly.

Scenario	By 2050	By 2100
SSP1-2.6 low emissions	0.17 m 0.12 m to 0.24 m	0.41 m 0.27 m to 0.61 m
SSP2-4.5 intermediate emissions	0.19 m 0.14 m to 0.27 m	0.53 m 0.39 m to 0.76 m
SSP5-8.5 high emissions	0.22 m 0.17 m to 0.30 m	0.77 m 0.59 m to 1.05 m

Median projection, with the 17th-83rd percentile range beneath it that AR6 calls *likely*. Relative sea level, so local land movement at the gauge is included.

WHAT THIS IS NOT

- Not a projection for this property. AR6 publishes at gauge locations; nothing here is interpolated to the address or drawn as a surface. The gauge and its distance are stated so the judgement stays with the reader.
- Not a depth or water level on the property. These are changes in sea level, not heights in m AHD. Adding one to a modelled flood level is not a calculation this report makes: storm tide, wave setup, runoff and the shape of the land sit between the two, each its own study.
- Not a forecast of which scenario happens. The three futures are inputs, not odds; which one to plan to is set by your council or state coastal hazard guideline.
- Not the council's sea level planning allowance. Where a coastal hazard overlay applies, it is in the planning report, and its allowance is the number that controls development.

SOURCES IPCC AR6 sea level projections (Garner et al. 2021, doi:10.5281/zenodo.6382554, CC BY 4.0), medium-confidence workflow, total relative sea level change. Gauge Brisbane at -27.37, 153.17.

HOW TO READ THIS REPORT

What do the findings, events and surfaces mean?

HOW TO READ THIS REPORT

- Every depth, velocity and level is the publisher's modelled value for a design event, read at the property boundary from grids released as open data.
- **Assessed, dry**: the property is inside the study's area, or a rarer event of the study reaches it, and the model shows no water on it.
- **Not assessed**: the model grid does not reach the property. That is not a dry finding.
- **Nearby**: the water stops short of the boundary; the distance is given, out to 1 km. Water within 50 m is treated as relevant.
- This is a screening report from published modelling. It is not a site flood study, a flood certificate or a record of past flooding.

WHAT THE EVENTS MEAN

A flood study models a set of design events. A 1% AEP event has a 1 in 100 chance of being equalled or exceeded in any year; it is the benchmark most planning schemes build to. Larger percentages are more frequent, smaller floods. ARI is the older label: for rare events a 100-year ARI is a 1% AEP (ARR 2019, Book 1). "Future climate" runs add the publisher's projected rainfall and sea level rise. "Ultimate" runs model the catchment fully built out.

The Probable Maximum Flood is the largest flood considered physically possible. It is used for evacuation planning and to mark flood-prone land, not to set floor levels.

WHAT THE SURFACES MEAN

- **Depth**: metres of water above the ground at the deepest moment of the event.
- **Depth band**: the range the publisher's own map puts the ground in, such as "0.5 - 1m", because that is how they published it.
- **Hazard class**: the publisher's own hazard category, quoted as they name it.
- **Velocity**: how fast the water moves, in metres per second.
- **Depth x velocity**: the publisher's hazard product, in m2/s. No category is assigned here.
- **Flood level**: the water surface height in metres AHD. Compare it with a surveyed floor level, also in AHD.

WHAT THIS REPORT IS NOT

- Not the planning-scheme flood overlay. That is what controls development, and its pages in this report are the council's mapping as published.
- Not a site flood study. Models run on a grid and are read here at the property boundary. A flood engineer can refine this for a design.
- Not complete. Studies still in progress are absent, and so is any model whose publisher released neither grids nor a classified map.

SOURCES

Engineers can download the grids used here, clipped to the property as GeoTIFF, from LayeredGeo GIS Export: layeredgeo.com.au/export/flood-models/preview. Each page names the studies behind its numbers, with licence and date, in its Sources line; the findings page's panel lists the studies checked, by source of flooding. Aerial imagery from the state basemap service; property boundary from the state cadastre.

layeredgeo Pty Ltd - layeredgeo.com.au. Generated 12 November 2026.

SOURCES Geoscience Australia - Australian Rainfall and Runoff 2019, Book 1 (AEP and ARI terms) · Freeboard - Queensland Development Code MP 3.5; Building Regulation 2021 (Qld) s 8

NATURE AND LIMITATIONS OF THIS REPORT

This report is an automated desktop screening of **published flood model outputs** for the stated property. It is prepared without any site inspection, survey, hydrological or hydraulic analysis, and without review by a flood engineer, hydrologist, surveyor or planner. It is **not** a flood study, a flood risk assessment, a flood level or flood information certificate, a council property flood report (such as Brisbane City Council's FloodWise Property Report), a planning certificate, an insurance assessment, a valuation, or advice of any kind, and it must not be used as a substitute for any of them. It does not assess floor levels, freeboard, building suitability, evacuation, drainage, or the adequacy of any structure, and it makes no statement about whether any building on the property has flooded or will flood.

WHAT THE MODELLED FIGURES ARE, AND ARE NOT

Every depth, velocity, depth-velocity product and flood level in this report is a value read from a flood model grid published by the council or agency named against it, for a hypothetical design storm of a stated probability, except those marked **estimated**: LayeredGeo reads those from the ground model along the edge of a published flood extent, and no publisher states them. They are **model outputs, not observations or forecasts**: real floods differ from modelled events in rainfall, duration, tide, blockage, catchment condition and countless other ways, and larger, deeper and faster floods than any modelled here can and do occur. Model results depend entirely on the publisher's assumptions, data, methods and grid resolution; a value read at the property boundary may differ materially from conditions a few metres away. Publishers revise, supersede and withdraw models; a model current when this report was generated may not be current when it is read. "Assessed, dry" and "no modelled water" mean only that a particular model shows no water at the property for that event; it is not a finding that the property does not flood. "Not assessed" means the model does not reach the property and says nothing about it. Local drainage, stormwater surcharge, dam failure, tsunami, storm tide and overland flow are included only where a publisher has released a grid for them. Distances to nearby modelled water are approximate (to about one grid cell) and are measured to the cadastral boundary, not to any building. No flood hazard category, freeboard, defined flood level or planning control is derived here; those are the responsibility of the relevant authority.

RECORDED FLOOD EXTENTS

Recorded (historical) flood extents are mapped after the event by the publisher from available evidence and vary widely in accuracy, completeness and resolution. An extent covering the property indicates that water was mapped over some part of it in that event; it does not indicate depth, duration or whether any building was affected. The absence of a recorded extent does not mean the property has not flooded: many events, and many areas, have never been mapped. Where no historical mapping is published for an area, this report says so and makes no finding about flood history.

DATA SOURCES, ACCURACY AND ATTRIBUTION

Flood model grids: Brisbane City Council (CC BY 4.0); Queensland Government (QSpatial) / GHD (CC BY 4.0); recorded flood extents © their named publishers, reproduced under the open licences stated, with no endorsement by the publisher. Property boundary © the State QLD cadastre. Aerial imagery © the State QLD basemap service. All data is third-party data provided in good faith; LayeredGeo does not verify it and does not warrant its accuracy, completeness, currency or fitness for any purpose. Datasets are synchronised periodically and may lag their source. Boundaries and grids may not align precisely with the cadastral boundary at this site. Cadastral boundaries are indicative and are not a survey.

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PROFESSIONAL ADVICE

Before relying on any flood information for a property decision, obtain the council's official flood information for the property (a flood level or flood information certificate, or the council's property flood report where one is offered), confirm the flood planning controls that apply, and engage a **suitably qualified flood or civil engineer** where depth, level, hazard or building design matters. Floor levels must be established by a registered surveyor. Insurers assess flood risk on their own data and terms.

REPORT DETAILS

Report generated: **12 November 2026** · Local government: **Brisbane City** · Prepared by: **LayeredGeo Pty Ltd**

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