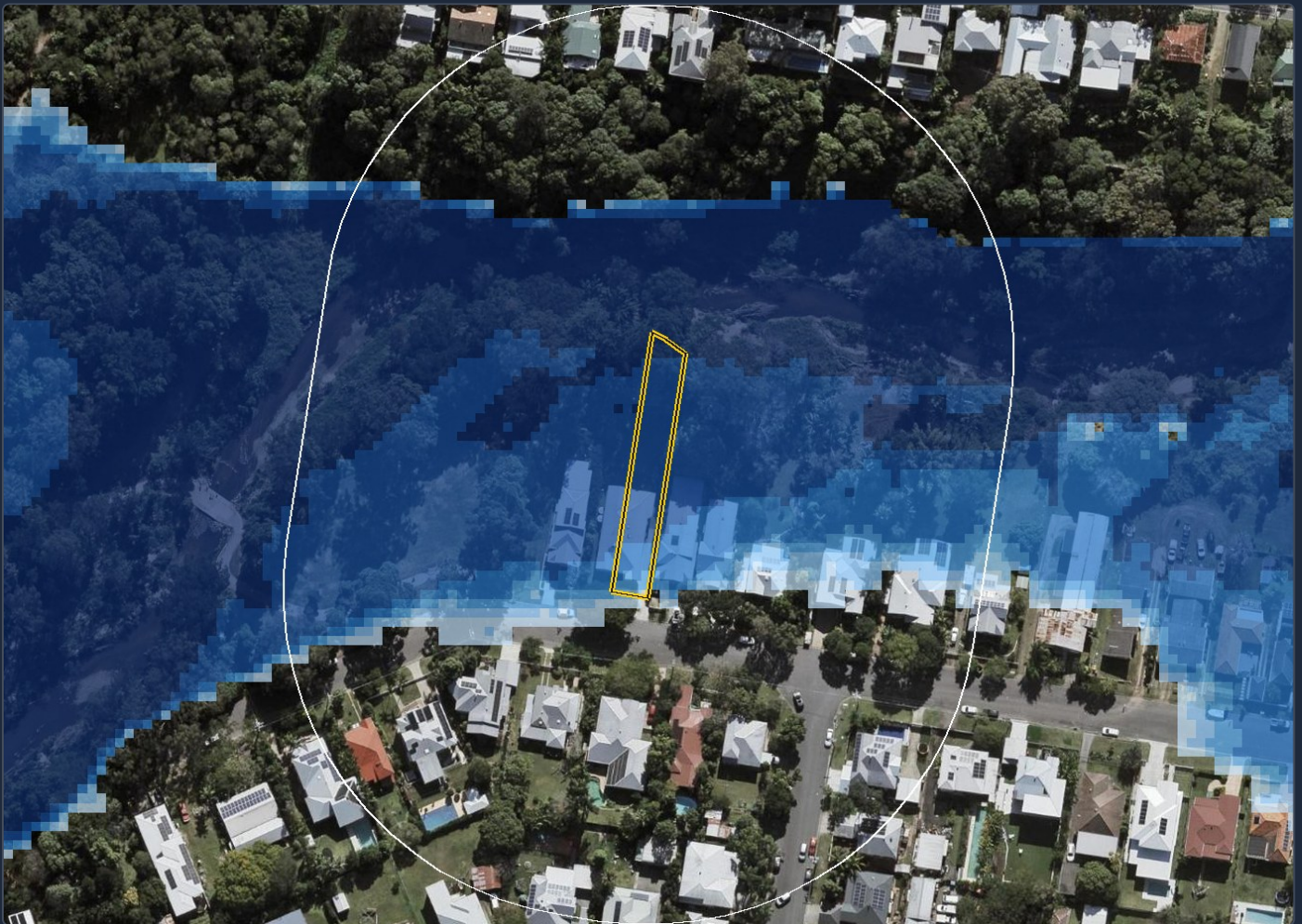


FLOOD MODEL REPORT

41 QUANDONG STREET, ASHGROVE QLD

LOCAL GOV.	Brisbane City
STATE	QLD
REPORT DATE	03 September 2026
FINDING	Published flood modelling shows water on this property.
RECORDED	Recorded flooding mapped on the property: Historic Flood 2022. 2 other recorded events mapped nearby.



BREAKFAST CREEK

CITYWIDE OVERLAND FLOW - AIRPORT SUB-MODEL

CITYWIDE OVERLAND FLOW - CENTRAL SUB-MODEL

CITYWIDE OVERLAND FLOW - ENOGGERA SUB-MODEL

CITYWIDE OVERLAND FLOW - UPPER KEDRON SUB-MODEL

PREPARED BY
layeredgeo Pty Ltd
layeredgeo.com.au

FLOOD FINDINGS

What the published flood models say about this property, read at its boundary

Published flood modelling shows water on this property.

59 modelled events from 5 flood studies (Brisbane City Council) were checked against the property boundary. 27 reach the property itself. 2 have modelled water within 50 m of the boundary but not on it (nearest 10 m). 6 model water only in the wider 100 m surrounds, further than 50 m from the boundary. 2 nearby studies model other areas and make no finding here. Recorded flooding mapped on the property: Historic Flood 2022. 2 other recorded events mapped nearby. Every event that reaches the property or its margin is mapped in the figures that follow (35 maps).

MAX DEPTH ON PROPERTY

3.35 m

100-year ARI - Breakfast Creek

MAX VELOCITY

1.72 m/s

same event

FLOOD LEVEL

11.49 - 11.78 m AHD

compare with a surveyed floor level

BREAKFAST CREEK	Brisbane City Council - 27 modelled events	WATER ON PROPERTY - 27 EVENTS
CITYWIDE OVERLAND FLOW - AIRPORT SUB-MODEL	Brisbane City Council - 8 modelled events	NOT ASSESSED
CITYWIDE OVERLAND FLOW - CENTRAL SUB-MODEL	Brisbane City Council - 8 modelled events	NOT ASSESSED
CITYWIDE OVERLAND FLOW - ENOGGERA SUB-MODEL	Brisbane City Council - 8 modelled events	WITHIN 50 M - NEAREST 10 M
CITYWIDE OVERLAND FLOW - UPPER KEDRON SUB-MODEL	Brisbane City Council - 8 modelled events	NOT ASSESSED
 HISTORIC FLOOD 2022	Brisbane City Council - recorded flood extent	RECORDED ON PROPERTY
HISTORIC FLOOD 2011	Queensland Department of Resources - recorded flood extent	RECORDED 320 M AWAY
HISTORIC FLOOD 2011	Brisbane City Council - recorded flood extent	RECORDED 320 M AWAY
COASTAL	Brisbane City Council - models a nearby area	NOT COVERING THIS PROPERTY
KEDRON BROOK	Brisbane City Council - models a nearby area	NOT COVERING THIS PROPERTY

About this report. Every depth, velocity and level here is the publisher's modelled value for a design storm, read at the property

MODELLLED EVENTS

Maximum modelled value on the property for each event the publisher modelled - page 1 of 2. A dash means the surface was not published or holds no value on the property.

FLOOD STUDY - BREAKFAST CREEK

Brisbane City Council - CC BY 4.0 - published Jan 2026

Event	Max depth	Max velocity	Depth x velocity	Flood level	Finding
2-year ARI	0.65 m	0.38 m/s	0.24 m ² /s	8.81 - 8.86 m AHD	On property
5-year ARI	1.63 m	1.14 m/s	1.74 m ² /s	9.80 - 9.84 m AHD	On property
10-year ARI	2.19 m	1.27 m/s	2.74 m ² /s	10.35 - 10.52 m AHD	On property
20-year ARI	2.70 m	1.45 m/s	3.89 m ² /s	10.85 - 11.08 m AHD	On property
50-year ARI	3.07 m	1.61 m/s	4.90 m ² /s	11.20 - 11.46 m AHD	On property
100-year ARI	3.35 m	1.72 m/s	5.73 m ² /s	11.49 - 11.78 m AHD	On property
200-year ARI	3.61 m	1.81 m/s	6.50 m ² /s	11.74 - 12.05 m AHD	On property
500-year ARI	4.01 m	1.92 m/s	7.57 m ² /s	12.14 - 12.45 m AHD	On property
2000-year ARI	4.67 m	2.04 m/s	9.37 m ² /s	12.80 - 13.09 m AHD	On property
2-year ARI - Future climate	0.92 m	0.64 m/s	0.56 m ² /s	9.03 - 9.08 m AHD	On property
5-year ARI - Future climate	1.84 m	1.18 m/s	2.03 m ² /s	9.96 - 10.04 m AHD	On property
10-year ARI - Future climate	2.41 m	1.33 m/s	3.10 m ² /s	10.52 - 10.70 m AHD	On property
20-year ARI - Future climate	2.90 m	1.52 m/s	4.30 m ² /s	11.00 - 11.24 m AHD	On property
50-year ARI - Future climate	3.28 m	1.68 m/s	5.38 m ² /s	11.37 - 11.64 m AHD	On property
100-year ARI - Future climate	3.57 m	1.78 m/s	6.23 m ² /s	11.65 - 11.95 m AHD	On property
200-year ARI - Future climate	3.83 m	1.87 m/s	6.99 m ² /s	11.91 - 12.22 m AHD	On property
500-year ARI - Future climate	4.29 m	1.96 m/s	8.22 m ² /s	12.37 - 12.68 m AHD	On property
2000-year ARI - Future climate	4.96 m	2.07 m/s	10.05 m ² /s	13.04 - 13.32 m AHD	On property

MODELLED EVENTS

Maximum modelled value on the property for each event the publisher modelled - page 2 of 2. A dash means the surface was not published or holds no value on the property.

FLOOD STUDY - CITYWIDE OVERLAND FLOW - AIRPORT SUB-MODEL

Brisbane City Council - CC BY 4.0 - published Jun 2024

8 modelled events; the model grid does not reach this property, so it makes no finding.

FLOOD STUDY - CITYWIDE OVERLAND FLOW - CENTRAL SUB-MODEL

Brisbane City Council - CC BY 4.0 - published Jun 2024

8 modelled events; the model grid does not reach this property, so it makes no finding.

FLOOD STUDY - CITYWIDE OVERLAND FLOW - ENOGGERA SUB-MODEL

Brisbane City Council - CC BY 4.0 - published Jun 2024

Event	Max depth	Max velocity	Depth x velocity	Flood level	Finding
2-year ARI	-	-	-	-	Nearby - 71 m from boundary
5-year ARI	-	-	-	-	Nearby - 71 m from boundary
10-year ARI	-	-	-	-	Nearby - 70 m from boundary
20-year ARI	-	-	-	-	Nearby - 70 m from boundary
50-year ARI	-	-	-	-	Nearby - 66 m from boundary
100-year ARI	-	-	-	-	Nearby - 66 m from boundary
500-year ARI	-	-	-	-	Nearby - 11 m from boundary
2000-year ARI	-	-	-	-	Nearby - 10 m from boundary

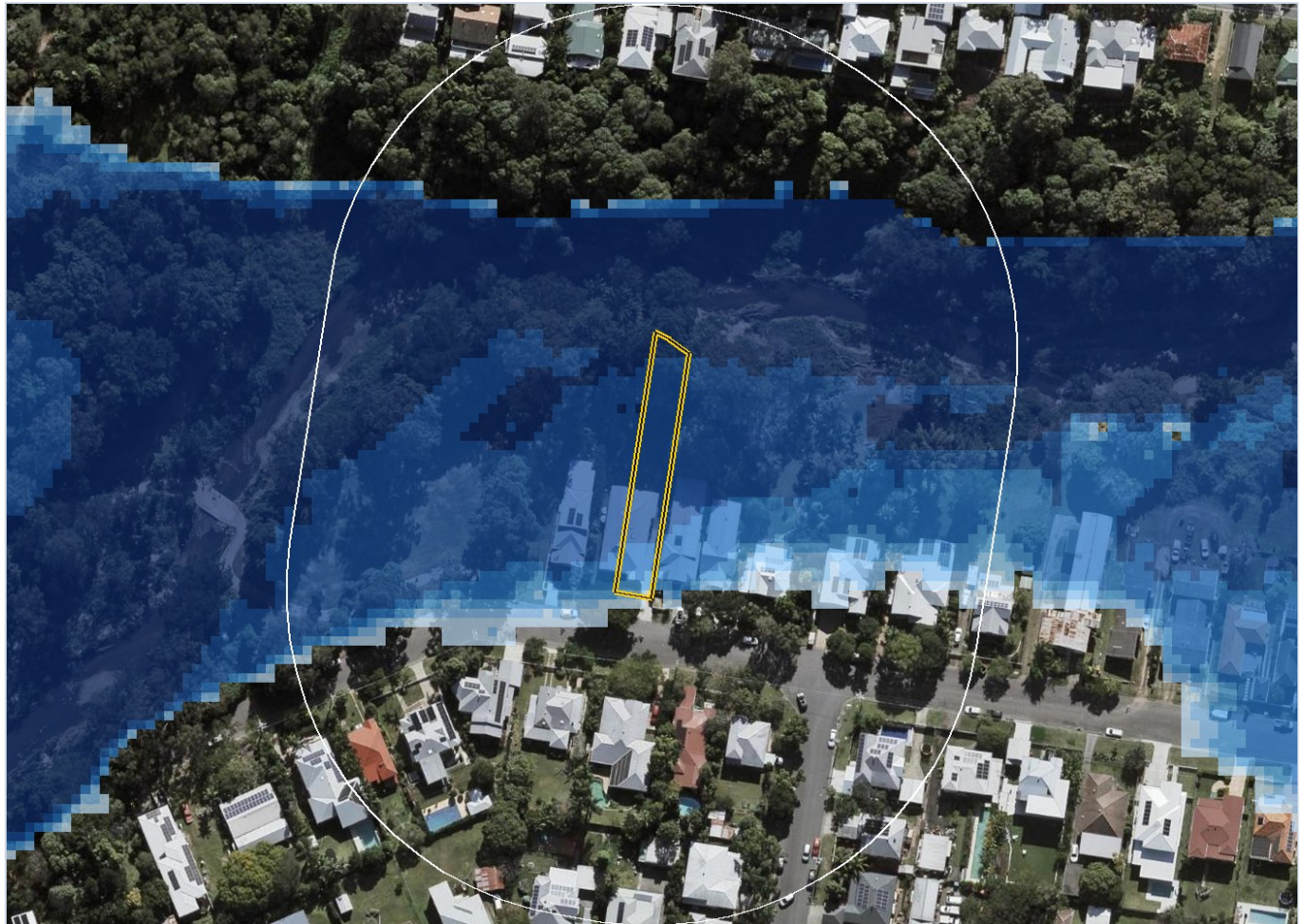
FLOOD STUDY - CITYWIDE OVERLAND FLOW - UPPER KEDRON SUB-MODEL

Brisbane City Council - CC BY 4.0 - published Jun 2024

8 modelled events; the model grid does not reach this property, so it makes no finding.

FIGURE 1

100-year ARI - Breakfast Creek - Brisbane City Council. Modelled depth of water, coloured where the model holds a value; blank where it models none.



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

50 m

Maximum modelled depth on the property for this event: **3.35 m**. The yellow outline is the property boundary; the thin white line is the 100 m assessment margin. Aerial imagery from the state basemap service; the water is drawn at the model's own grid resolution. Modelled design event, not an observed or forecast flood - see the limitations page.

FIGURE 2

100-year ARI - Citywide Overland Flow - Enoggera Sub-Model - Brisbane City Council. Modelled depth of water, coloured where the model holds a value; blank where it models none.



▬ 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

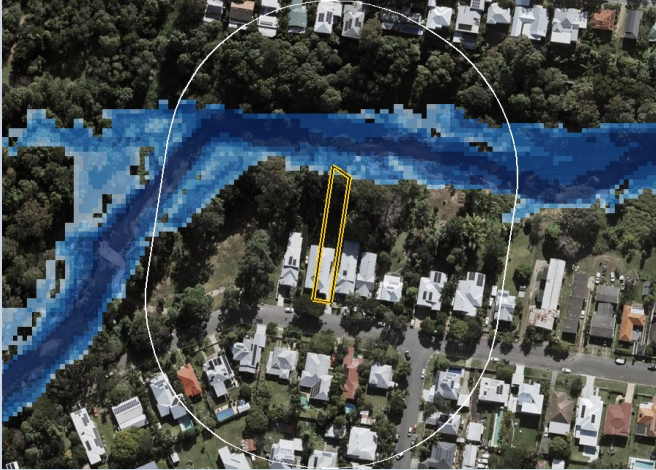
50 m

This event models no water on the property; the water shown is in the surrounding area. Deepest point in view: 2.33 m. The yellow outline is the property boundary; the thin white line is the 100 m assessment margin. Aerial imagery from the state basemap service; the water is drawn at the model's own grid resolution. Modelled design event, not an observed or forecast flood - see the limitations page.

ALL MODELLLED EVENTS

Every remaining event that reaches the property or its margin - page 1 of 6. Same colours and boundary as the figures above.

FIGURE 3. 2-YEAR ARI



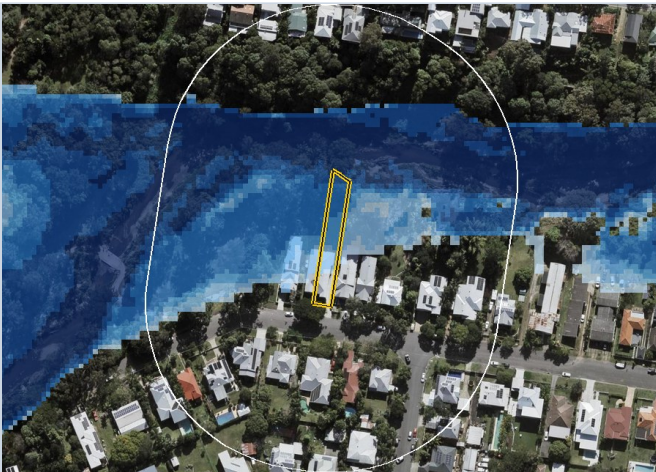
Breakfast Creek. Max depth on property **0.65 m**.

FIGURE 4. 5-YEAR ARI



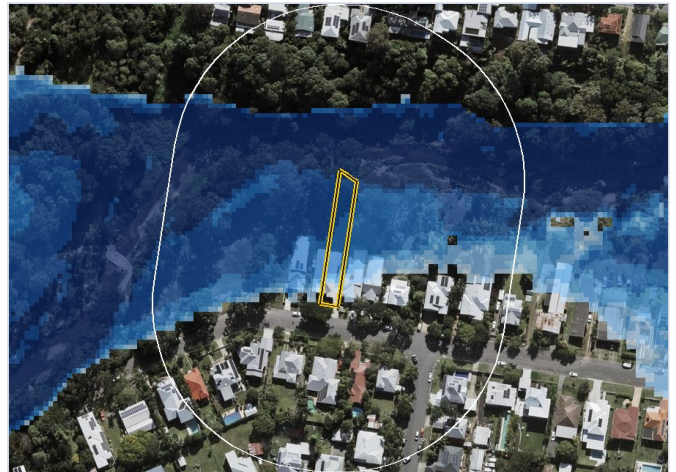
Breakfast Creek. Max depth on property **1.63 m**.

FIGURE 5. 10-YEAR ARI



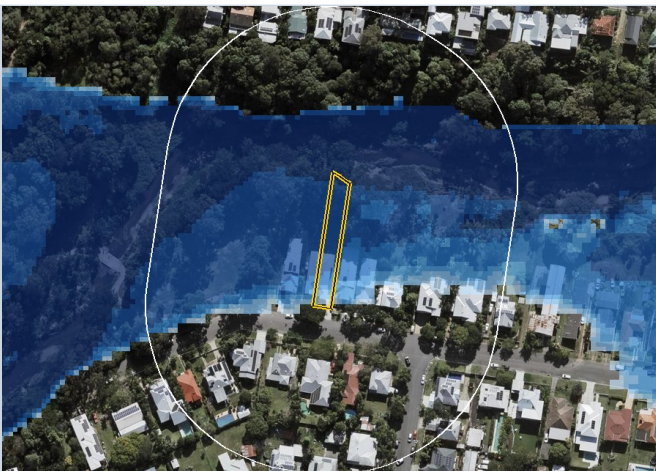
Breakfast Creek. Max depth on property **2.19 m**.

FIGURE 6. 20-YEAR ARI



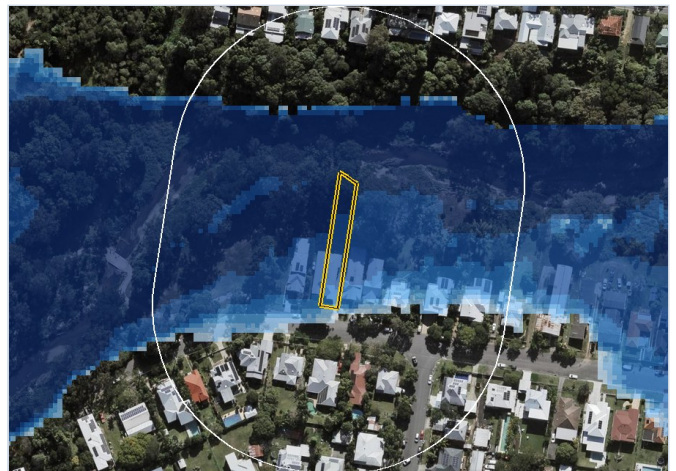
Breakfast Creek. Max depth on property **2.70 m**.

FIGURE 7. 50-YEAR ARI



Breakfast Creek. Max depth on property **3.07 m**.

FIGURE 8. 200-YEAR ARI



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

ALL MODELLLED EVENTS

Every remaining event that reaches the property or its margin - page 2 of 6. Same colours and boundary as the figures above.

FIGURE 9. 500-YEAR ARI



Breakfast Creek. Max depth on property **4.01 m**.

FIGURE 10. 2000-YEAR ARI



Breakfast Creek. Max depth on property **4.67 m**.

FIGURE 11. 2-YEAR ARI - FUTURE CLIMATE



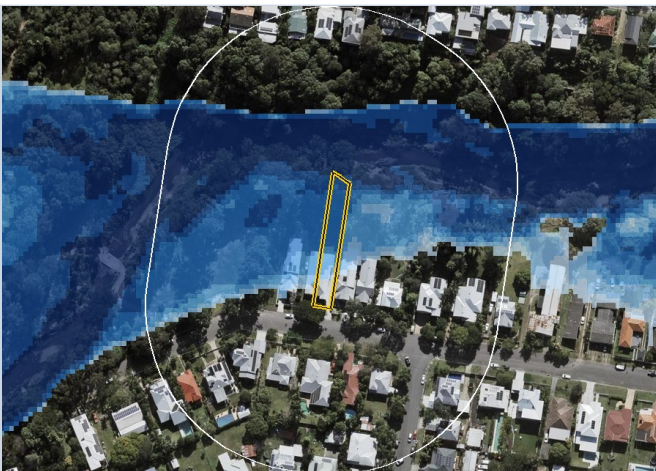
Breakfast Creek. Max depth on property **0.92 m**.

FIGURE 12. 5-YEAR ARI - FUTURE CLIMATE



Breakfast Creek. Max depth on property **1.84 m**.

FIGURE 13. 10-YEAR ARI - FUTURE CLIMATE



Breakfast Creek. Max depth on property **2.41 m**.

FIGURE 14. 20-YEAR ARI - FUTURE CLIMATE



Breakfast Creek. Max depth on property **2.90 m**.

ALL MODELLLED EVENTS

Every remaining event that reaches the property or its margin - page 3 of 6. Same colours and boundary as the figures above.

FIGURE 15. 50-YEAR ARI - FUTURE CLIMATE



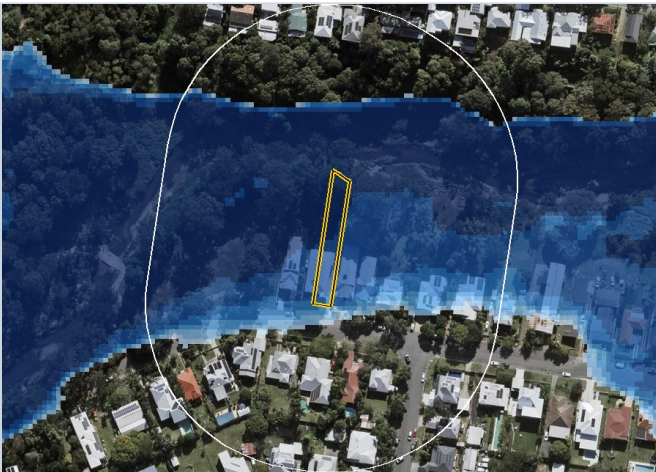
Breakfast Creek. Max depth on property **3.28 m**.

FIGURE 16. 100-YEAR ARI - FUTURE CLIMATE



Breakfast Creek. Max depth on property **3.57 m**.

FIGURE 17. 200-YEAR ARI - FUTURE CLIMATE



Breakfast Creek. Max depth on property **3.83 m**.

FIGURE 18. 500-YEAR ARI - FUTURE CLIMATE



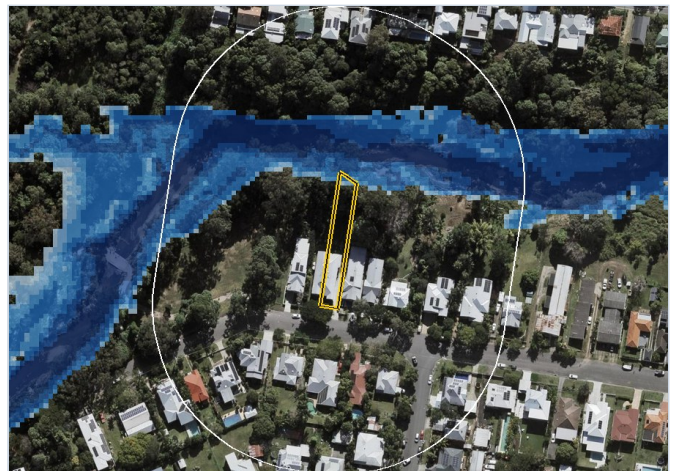
Breakfast Creek. Max depth on property **4.29 m**.

FIGURE 19. 2000-YEAR ARI - FUTURE CLIMATE



Breakfast Creek. Max depth on property **4.96 m**.

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



Breakfast Creek. Max depth on property **1.03 m**.

ALL MODELLLED EVENTS

Every remaining event that reaches the property or its margin - page 4 of 6. Same colours and boundary as the figures above.

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



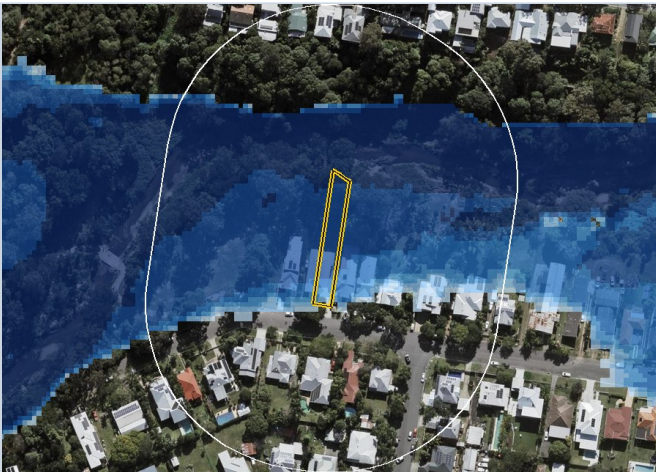
Breakfast Creek. Max depth on property **2.14 m.**

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



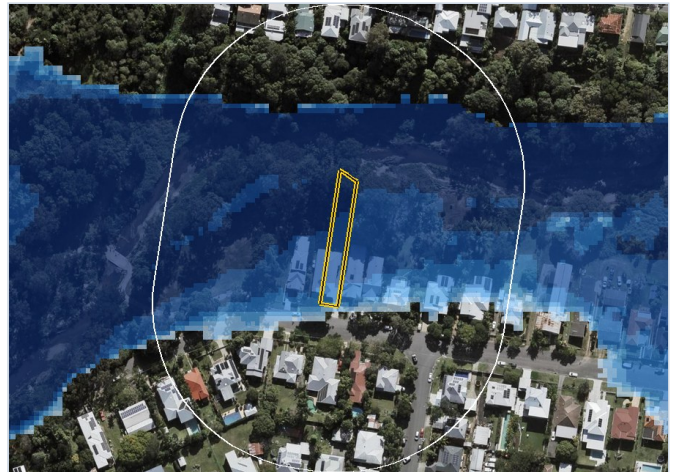
Breakfast Creek. Max depth on property **2.76 m.**

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



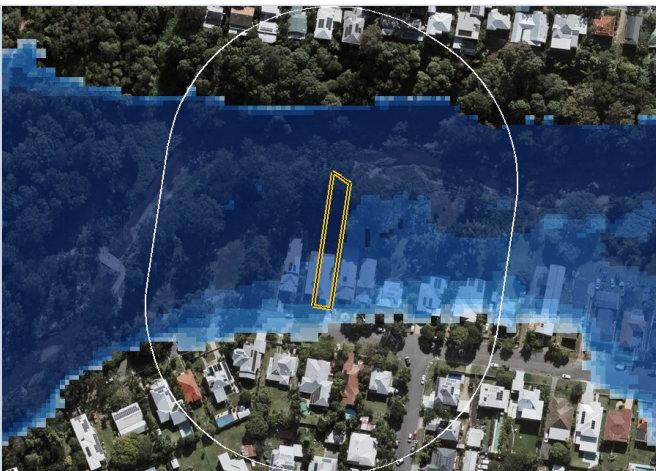
Breakfast Creek. Max depth on property **3.29 m.**

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



Breakfast Creek. Max depth on property **3.66 m.**

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



Breakfast Creek. Max depth on property **3.96 m.**

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



Breakfast Creek. Max depth on property **4.36 m.**

ALL MODELLLED EVENTS

Every remaining event that reaches the property or its margin - page 5 of 6. Same colours and boundary as the figures above.

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



Breakfast Creek. Max depth on property **4.88 m**.

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



Breakfast Creek. Max depth on property **5.52 m**.

FIGURE 29. 2-YEAR ARI



Citywide Overland Flow - Enoggera Sub-Model. No water on the property; nearby only (deepest in view 1.97 m).

FIGURE 30. 5-YEAR ARI



Citywide Overland Flow - Enoggera Sub-Model. No water on the property; nearby only (deepest in view 2.10 m).

FIGURE 31. 10-YEAR ARI



FIGURE 32. 20-YEAR ARI



ALL MODELLLED EVENTS

Every remaining event that reaches the property or its margin - page 6 of 6. Same colours and boundary as the figures above.

FIGURE 33. 50-YEAR ARI



Citywide Overland Flow - Enoggera Sub-Model. No water on the property; nearby only (deepest in view 2.28 m).

FIGURE 34. 500-YEAR ARI



Citywide Overland Flow - Enoggera Sub-Model. No water on the property; nearby only (deepest in view 2.41 m).

FIGURE 35. 2000-YEAR ARI



Citywide Overland Flow - Enoggera Sub-Model. No water on the property; nearby only (deepest in view 2.51 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

RECORDED FLOODS

Mapped extents of real flood events published by the council or state, checked against the property boundary

HISTORIC FLOOD 2022	Brisbane City Council	ON PROPERTY
HISTORIC FLOOD 2011	Queensland Department of Resources	320 M AWAY
HISTORIC FLOOD 2011	Brisbane City Council	320 M AWAY



Property boundary

Historic Flood 2022

 50 m

Events listed with a distance were mapped within 500 m of the property but did not reach the area shown. A recorded extent is the mapped edge of water in a past event, as published after the event. It is not a depth, and the mapping resolution varies by event and publisher. An extent that covers part of the property means water was mapped there in that flood; it does not say how deep, or whether it entered a building.

HOW TO READ THIS REPORT

Events, surfaces, limits and sources

WHAT THE EVENTS MEAN

Flood studies model a set of design storms. A "100-year ARI" (1% AEP) event has a 1 in 100 chance of being equalled or exceeded in any one year - it is the benchmark most planning schemes build to, and over a 30-year mortgage the chance of seeing at least one is about 26%. Smaller numbers are more frequent, smaller floods; 500-year and 2000-year events are rarer and larger. "Future climate" runs re-model the same storm with the publisher's projected rainfall and sea-level increases. "Ultimate" or "developed" runs model the catchment as fully built out under the planning scheme.

WHAT THE SURFACES MEAN

- **Depth** - metres of water above the ground surface at the deepest modelled moment of the event.
- **Depth band** - the same thing, given as the range the publisher's own flood map puts the ground in (for example "0.5 - 1m") rather than as a single number, because that is the resolution at which they published it.
- **Hazard class** - the publisher's own hazard category for the event. Their classification, quoted as they name it; no category is assigned here.
- **Velocity** - metres per second the water is moving. Above about 1 m/s water becomes hard to stand in.
- **Depth x velocity** - the product used in Australian flood hazard guidance, in m²/s. The publisher's value is quoted; no hazard category is assigned here.
- **Flood level** - the water surface height in metres AHD. Compare it with your floor level, also in AHD, from a survey.

WHAT THIS REPORT IS NOT

- Not a record of past flooding. Every figure is a model of a design storm, not an observed event.
- Not the planning-scheme flood overlay. Councils draw overlays from this modelling plus other inputs; the overlay is what controls development and is covered in the planning report.
- Not a site-specific flood study. Models are run on a grid, typically 2 to 10 m, and 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 has released neither the grid nor a classified map of it.

SOURCES

The published modelling this report reads, and where to get it

NEED THE MODEL GRIDS THEMSELVES?

Engineers and consultants can download the grids used in this report, clipped to the property as GeoTIFF, from LayeredGeo GIS Export: layeredgeo.com.au/export/flood-models/preview. Where a publisher released depth or flood level as values, contours are available with it in DXF or GeoPackage.

STUDIES READ FOR THIS PROPERTY

Flood Study - Breakfast Creek - Brisbane City Council (CC BY 4.0), published Jan 2026; Flood Study - Citywide Overland Flow - Airport Sub-Model - Brisbane City Council (CC BY 4.0), published Jun 2024; Flood Study - Citywide Overland Flow - Central Sub-Model - Brisbane City Council (CC BY 4.0), published Jun 2024; Flood Study - Citywide Overland Flow - Enoggera Sub-Model - Brisbane City Council (CC BY 4.0), published Jun 2024; Flood Study - Citywide Overland Flow - Upper Kedron Sub-Model - Brisbane City Council (CC BY 4.0), published Jun 2024. Aerial imagery from the state's published basemap service. Property boundary from the state cadastre.

layeredgeo Pty Ltd - layeredgeo.com.au. Generated 03 September 2026.

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. 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 (commonly 2 to 10 m); 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 - no modelled inundation" means 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); 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.

RELIANCE AND LIABILITY

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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: **03 September 2026** · Local government: **Brisbane City** · Prepared by: **LayeredGeo Pty Ltd**

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GIS EXPORT

Spatial Data Export

Download property boundaries, contours, geology, soils, elevation rasters and, where published, the flood model grids themselves: DXF, Shapefile, GeoPackage, KMZ or GeoTIFF, ready for Civil 3D, QGIS, ArcGIS or Google Earth.

layeredgeo.com.au/export →



BROWSER EXTENSION

Scout

A Chrome extension that adds flood, elevation, terrain and price-estimate badges to every realestate.com.au listing. Browse smarter, decide sooner.

layeredgeo.com.au/scout →



FLOOD MODELLING

Flood Model Report

Every published flood model that reaches an address - modelled depth, velocity and flood level for each event and climate scenario, mapped, with the recorded floods that touched the block. \$9, no account needed.

layeredgeo.com.au/flood-report/app →



ELEVATION

Terrain Report

The elevation of one property: a contour map of the block, four cross sections through the lot with the peak grade, and a 3D model of the surrounding landform. \$9, no account needed.

layeredgeo.com.au/terrain-report/app →