

# Flood Check✓ Development report

## Property

Reference: Lot 1 Plan RP193573

**45 GREENSILL ROAD  
ALBANY CREEK QLD 4035**

## About this report

This *Flood Check Development Report* provides information from Council's Regional Flood Database that **is relevant for planning new building and/or development works on this property.**

Property specific information provided in this report, relevant to the 2100 planning horizon, includes:

- Flood and/or Coastal Planning areas
- Defined Flood Event
- applicable freeboard information
- Flood Planning Level

In addition, this report also provides information on flow velocity constraints, the year 2100 Highest Astronomical Tide level and overland flow.

This report will help you to understand the flood related requirements of *Moreton Bay Regional Council's Planning Scheme* and the *Queensland Building Regulation*, when considering development opportunities and constraints.



## Further information

For further information regarding all building and development requirements for this property, please refer to *Moreton Bay Regional Council's Planning Scheme* available from Council's website: [www.moretonbay.qld.gov.au/mbrclplanningscheme](http://www.moretonbay.qld.gov.au/mbrclplanningscheme)

## Do you have your Flood Check Property Report?

For further information about the **flood risks that currently apply to this property**, please obtain a *Flood Check Property Report*, freely available from Council's website: [www.moretonbay.qld.gov.au/floodcheck](http://www.moretonbay.qld.gov.au/floodcheck)

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# Flood Check✓ Development report

## Planning Scheme Overlays

Reference: Lot 1 Plan RP193573

Flood Hazard	<b>Flood Planning Area</b>	<i>This property lies within Council's Flood Planning Area.</i>
	<b>Flood</b> <i>Future 1% AEP (Annual Exceedance Probability) flood event that is predicted to occur in the planning horizon year 2100 when future heavy rainfall conditions cause water levels in a river, creek or urban drainage system to rise and exceed the capacity of the main channel or pipe network.</i>	<b>Needs to be considered</b>
Coastal Hazard	<b>Coastal Planning Area</b>	<i>This property is outside Council's Coastal Planning Area.</i>
	<b>Storm Tide</b> <i>Future 1% AEP (Annual Exceedance Probability) storm tide event that is predicted to occur in the planning horizon year 2100 when future extreme weather conditions produce a storm surge raising sea levels above future normal tide levels resulting in inundation of low-lying coastal land.</i>	<b>Unaffected</b>
	<b>Tidal Inundation</b> <i>Future tidal inundation that is predicted to occur on low lying coastal land from large high tides in the planning horizon year 2100.</i>	<b>Unaffected</b>
Overland Flow	<b>Overland Flow</b> <i>Overland flow represents the inundation of gullies and depressions where stormwater runoff may flow in areas upstream of flooding in river, creek and urban drainage systems.</i>	<b>Unaffected</b>

### About the Planning Scheme Flood Overlays

There are a number of *Moreton Bay Regional Council Planning Scheme* overlays relevant to building and development in areas subject to flooding. In such areas, the *Flood Hazard*, *Coastal Hazard* and *Overland Flow* overlays should be considered when planning new building and developments.

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# Flood Check✓ Development report

## Technical Summary (page 1 of 6)

Reference: Lot 1 Plan RP193573

### Property Levels

Minimum Ground Elevation:	10.6 m AHD	(AHD - Australian Height Datum)
Maximum Ground Elevation:	16.2 m AHD	
Average Ground Elevation:	15.3 m AHD	
Elevation Data Source:	Aerial Laser Survey - DERM/MBRC (April 2014)	
Floor Level of Lowest Building:	16.3 m AHD +/- 300mm	

### Flood and Storm Tide Levels

This property is located in the Lower Pine River catchment. The details below have been extracted from the following investigation: *RFD 2016 Model Maintenance Lower Pine River (LPR)* by BMT WBM, 5/05/2016.

Flood and storm tide investigation reports are available for free download from Council's website:

[www.moretonbay.qld.gov.au/flood/publications](http://www.moretonbay.qld.gov.au/flood/publications)

The **Defined Flood Event** is the higher of the 1% AEP events for Flood (river, creek and urban drainage flooding) or storm tide for the year 2100 planning horizon, considering:

- the fully developed catchment,
- an allowance for climate change (20% increase in rainfall intensity),
- predicted sea level rise of 0.8 metres, and
- blockages to drainage systems (as specified in the *Queensland Urban Drainage Manual*).

**Parts of this property are affected by the year 2100 planning horizon 1% AEP Flood event.**

This property is outside the extent of the year 2100 planning horizon 1% AEP Storm Tide event.

Where relevant, further details for the 2100 planning horizon 1% AEP events are provided in the table below. If applicable to this property, a Future Flood map and Future Storm Tide map are provided on the following pages.

Type of Future Flooding	AEP	Minimum Property Flood Level (m AHD)	Maximum Property Flood Level (m AHD)	Maximum Building Flood Level (m AHD)	Data Reliability
<b>Flood</b>	<b>1%</b>	13.1	13.6	-	A
<b>Storm Tide</b>	<b>1%</b>	-	-	-	-

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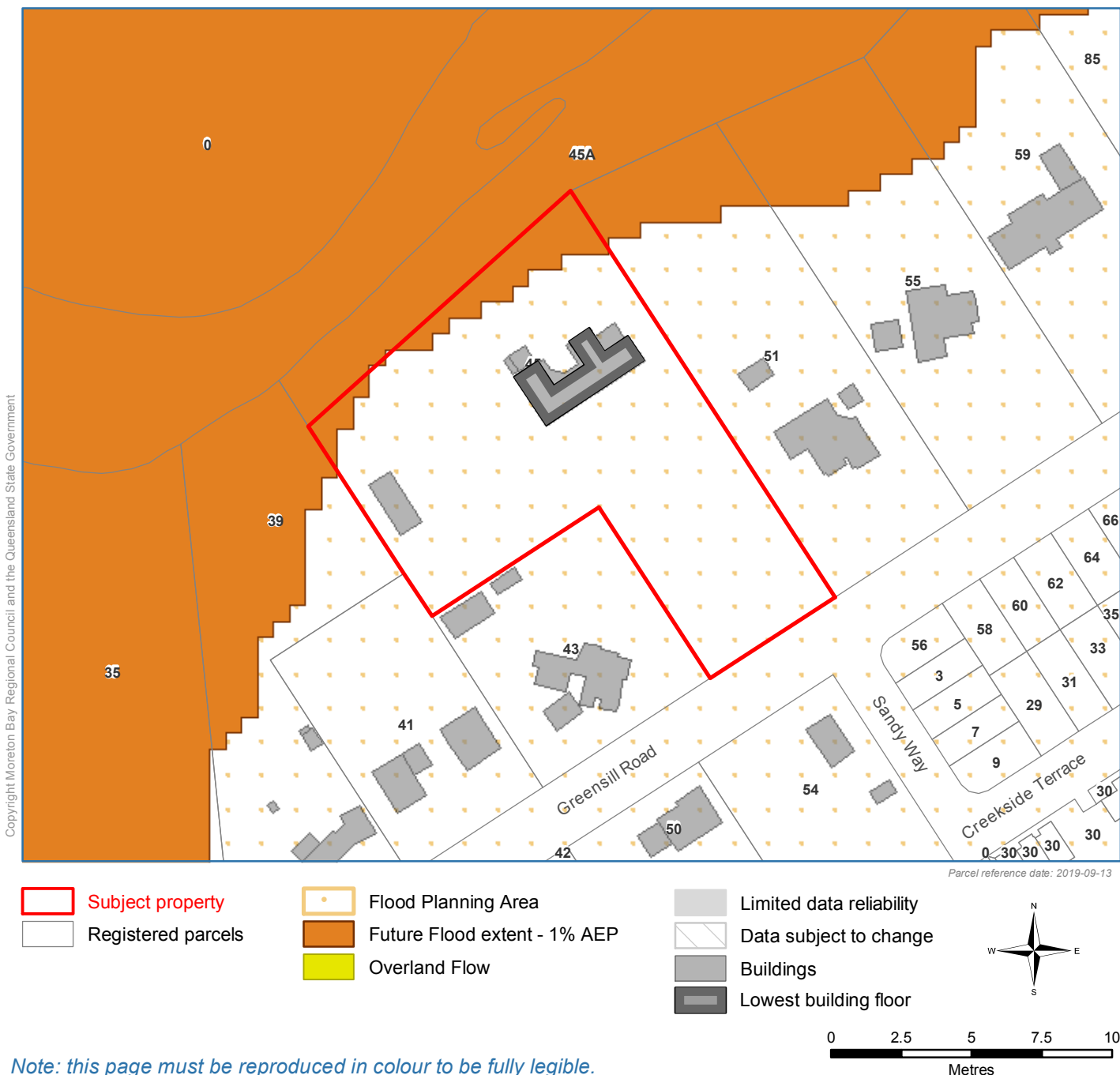
## Technical Summary (page 2 of 6)

Reference: Lot 1 Plan RP193573

### Future Flood Map

This map shows the future 1% AEP Flood extent, Overland Flow and Council's Flood Planning Area where applicable. To view the Planning Scheme Overlay maps refer to Council's My Property Lookup website:

<https://www.moretonbay.qld.gov.au/mplu>



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# Flood Check✓ Development report

## Technical Summary (page 3 of 6)

Reference: Lot 1 Plan RP193573

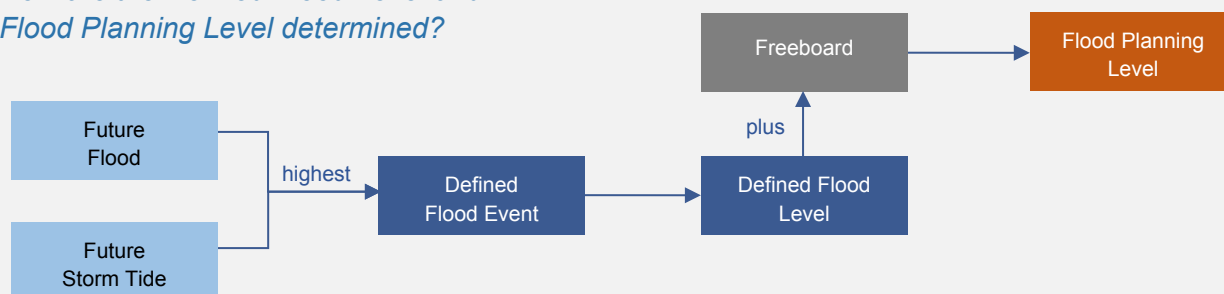
### Flood Planning Level

For development within the Flood Planning Area or the Coastal Planning Area, two key considerations are the Defined Flood Level and the Flood Planning Level.

For residential buildings, the finished floor levels of all habitable rooms need to achieve the Flood Planning Level. For new allotments, if filling is permitted on the lot, the Defined Flood Level may apply to the finished ground level.

The Flood Planning Level is set with reference to the Defined Flood Level and includes an applicable freeboard. The Defined Flood Level is derived from the Defined Flood Event, which is the higher of the future 1% AEP events for Flood or storm tide.

#### How are the Defined Flood Level and Flood Planning Level determined?



For further information on how to apply the Defined Flood Level and Flood Planning Level to your specific circumstances, please refer to *Moreton Bay Regional Council's Planning Scheme*.

**This property is subject to Defined Flood Level and Flood Planning Level development conditions.**

Where applicable, the Flood Planning Level for this property, based on the Defined Flood Level and relevant freeboard at this location, is provided in the table below.

Defined Flood Level (m AHD)	Freeboard (mm)	Flood Planning Level (m AHD)
13.6 (see note)	750	14.35 (see note)

**Note:** This has been identified as a large lot and flood levels may vary significantly across the property. For further advice regarding the Defined Flood Level and Flood Planning Level for the actual location on the property that is being considered for building or development works please contact Council on 3205 0555; or write to: Floodplain Management Team, Moreton Bay Regional Council, PO Box 159, Caboolture QLD 4510; or e-mail: [flood@moretonbay.qld.gov.au](mailto:flood@moretonbay.qld.gov.au).

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## Flow Velocity Constraints

Within the Moreton Bay Regional Council Planning Scheme, Council designates *Flood Hazard Areas* for the purposes of the *Building Act 1975* section 32 (a) and *Building Regulation 2006* section 13 (1)(a).

Development within these areas needs to consider flow velocity for structural design purposes in cases where the estimated flow velocities exceed 1.5m/s (metres per second).

**Parts of this property have been identified to have flow velocities 1.5m/s or greater.**

If applicable to this property, these areas are shown on the Velocity Constraint Map provided. The maximum predicted Flood and storm tide velocities for this property are provided below, where applicable.

Type of Flooding	Maximum Flow Velocity (m/s)
Flood	2.69
Storm Tide	-

## Tidal Inundation and Sea Level Rise

Some properties located near our coastline are relatively low-lying compared to sea level and may be affected by sea level rise.

The year 2100 Highest Astronomical Tide (HAT) level of 2.3m AHD has been adopted by Council as an interim level for the region. This adopted level includes a projected sea level rise of 0.8m.

This property is above the estimated 2100 Highest Astronomical Tide (HAT) level of 2.3m AHD.

**Note:** Council's tidal information is currently under review. Refinements will be included in a future update to incorporate spatial variation to tide levels and may change the advice provided.

The advice provided above is sensitive to the accuracy of the ground level information that was used to determine potential inundation from future Highest Astronomical Tides. This is particularly the case for properties with level terrain and vertical walls on their tidal boundary, for example alongside a canal.

If you are concerned about this please consult a qualified and experienced engineer for further advice.

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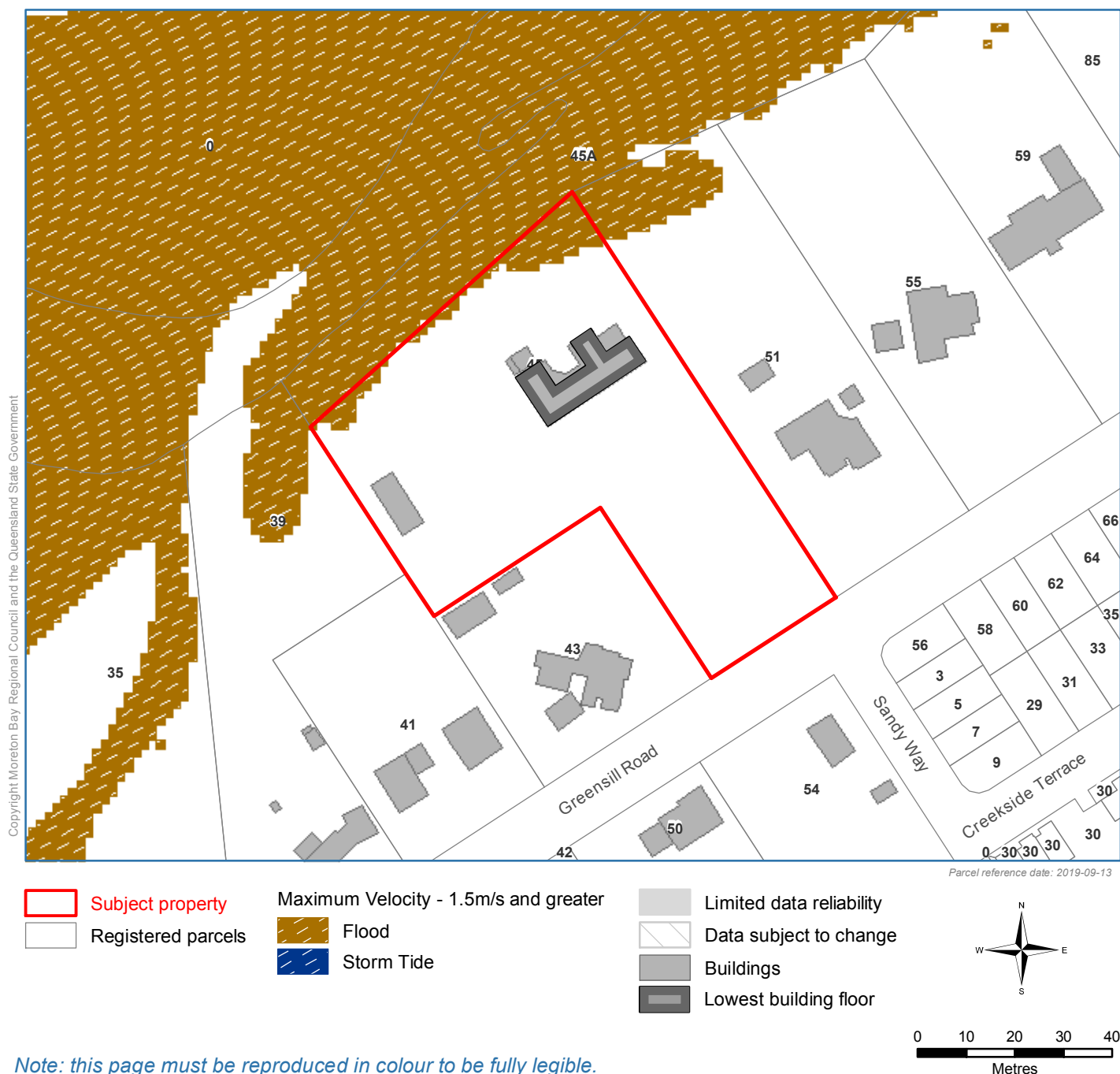
Technical Summary (page 5 of 6)

Reference: Lot 1 Plan RP193573

## Velocity Constraint Map

This map shows areas identified as having maximum flow velocities of 1.5m/s or greater, where applicable.

To view other flood mapping refer to Council's website: [www.moretonbay.qld.gov.au/floodcheck](http://www.moretonbay.qld.gov.au/floodcheck)



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## Technical Summary (page 6 of 6)

Reference: Lot 1 Plan RP193573

### Overland Flow

Council's overland flow mapping represents the inundation of gullies and depressions where stormwater runoff may flow in areas upstream of river, creek and urban flooding map extents.

The current mapping is based on ground level elevations from the 2014 Aerial Laser Survey.

The overland flow mapping report is available for free download from Council's website:

[www.moretonbay.qld.gov.au/files/assets/public/services/publications/flood-reports/overland-flow-path-mapping.pdf](http://www.moretonbay.qld.gov.au/files/assets/public/services/publications/flood-reports/overland-flow-path-mapping.pdf)

This property is outside Council's known Overland Flow mapping extents.

*Small unmapped overland flow paths may affect any property after intense rainfall.*

Where relevant, further detail regarding possible overland flow on this property is provided on the Flood Map on page 2.

If you are concerned about overland flow flooding at this property please consult a qualified and experienced engineer for further advice. Please note that Council currently does not provide any advice regarding flood levels or depths for overland flow.

### Your feedback

If you believe the mapping information provided in this report is not accurate, please utilise the "Request for Mapping Change" process on Council's website and submit your concerns for consideration against the Flood Check Development Report category:

[www.moretonbay.qld.gov.au/mbrc-planning-scheme/map-challenge/](http://www.moretonbay.qld.gov.au/mbrc-planning-scheme/map-challenge/)

If you need more information or assistance with interpreting this report please contact Council on 3205 0555 or enquiries can be submitted by e-mail [flood@moretonbay.qld.gov.au](mailto:flood@moretonbay.qld.gov.au) or addressed in writing to:

*Floodplain Management Team  
Moreton Bay Regional Council  
PO Box 159  
Caboolture QLD 4510*

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