LOCKYER VALLEY Flood Information Report

17 Darling Circuit, PLAINLAND

Report ID: FIP2025/12289
Property: 451SP326515
Date of report: September 12, 2025

This report provides property specific flood level information relevant for development and building work on the identified land and supports the flood requirements of the Lockyer Valley Temporary Local Planning Instrument 2024 Flood Regulation (TLPI). The TLPI is relevant to building and development in areas subject to flooding and should be considered when planning new buildings and developments.
For further information regarding all building and development requirements in flood hazard areas, please refer to the Lockyer Valley Planning Scheme 2024 on Council's ePlan page:
Home - Lockyer Valley Planning Scheme (lvrc.qld.gov.au)

Nearmap – Dec 2024

Planning Trigger	*The property is not affected by the Flood hazard overlay as identified in the TLPI.*
Flood Investigation Area	*The property is not subject to the Flood Investigation Area.*
Overland flow path	The property is not subject to an overland flow path/s[5,14]
Available Flood Data	There is currently no Defined Flood Level (DFL) flood data available within the automatic flood request system for the land. Indicative flood extents are shown overpage. Refer to notes 1, 7, 17 and 9 for guidance.

TLPI Map - Key	
	Mapped High hazard
	Mapped Medium hazard
	Mapped Low hazard
	Flood Investigation Area
	Overland flow path
Selected Point Notes	
A	
B	
C	
D	

TLPI Map – Imagery State of Queensland 2020

No-Data Mapping

Ground Level[6] **RL** (m) AHD

Subject Property – Imagery State of Queensland 2020

Map Key

Indicative flooding	
Dams	
Undetermined areas	

Indicative extent of flood mapping– contour

There is currently no flood data available within this automatic flood information request system for this parcel. Indicative extent of the flood mapping for the land is shown in the figure above. Refer to Notes 8 and 9 for guidance.

As more information is made available, the system will be updated periodically. Please enquire with Council to determine if further information is available.[10]

Development notes:

1. The flood information in this report:
   a) is limited to that held by Council at the specified date and is not necessarily all the information required to obtain approval for building works or any other development;
   b) depending on the proposed use, may need to be assessed by an experienced and suitably qualified Registered Professional Engineer of Queensland (RPEQ);
   c) does not represent consent by Council for any development. An application to Council for a development approval may be required. Refer to Council's ePlan and Planning Scheme.
2. The ***Temporary Local Planning Instrument 2024 (Flood Regulation)* (TLPI)** specifies the required development response at locations within the ***flood hazard overlay***. Not all areas affected by flooding are captured in the mapping. Mapping may need to be established for a proposed use to satisfy the **TLPI** requirements. See notes 10, 12 and 13.
3. The ***flood hazard overlay*** map***:***
   a) is based on the Lockyer Creek Flood Study and Flood Risk Management Study – Interim Report, June 2012;
   b) is generally the 2012 mapped regional flooding. This event is typically greater than 6 hours, i.e. not local flooding;
   c) does not necessarily capture the effects of local flooding. The local flooding flood hazard may be site specific and may need to be assessed separately by an RPEQ in accordance with the TLPI.
4. The information supplied is limited to the requested locations selected on the land. There may be flood parameters of higher or lower value on the land. Flood parameters that can be provided within mapped flood areas include flood height, flood depth, flood velocity, flood intensity (product of velocity x depth) and hazard vulnerability.
5. Overland flow paths (OLFP) shown in the TLPI maps are generated using an automated process using a digital terrain model 14. Depending on the proposed development, the OLFP may need to be confirmed with Council.

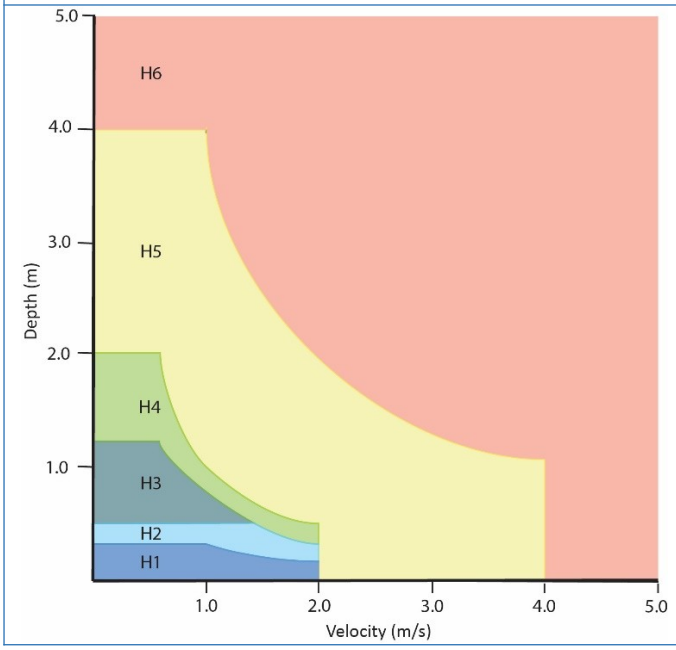
Flood information notes:

6. For any proposed building:
   a) The ***finished floor level (FFL)*** is the ***defined flood level (DFL)*** plus freeboard.
   b) The given ground levels and nominated flood level/s and depth/s should be verified on site and the maximum outcome used to set the DFL.
7. The flood level nominated for a location is based on flood modelling, ground flood survey and remote survey assessment techniques.
8. The contours and ground levels in the report are based on the remote survey assessment techniques and data available to Council in 2019. The contour and ground levels were accurate at the time of capture. The levels may change over time and with land modification.
9. Photographs used are the latest that can be supplied under license arrangements.
10. Flood mapping extents are generally based on available flood modelling available up to 2021. The information is sometimes updated, so there may be new information available on request from Council.
11. Further or more detailed advice, such as impacts of the 2011 or 2013 flood events, may be requested from Council using a flood information search.
12. In the event flood affected areas of the land are only partially mapped or unmapped, it may be subject to other types of flooding such as local flooding. Further investigations may be required to determine the extent of local flooding.
13. A risk assessment is required to be undertaken by a suitably qualified RPEQ to consider and manage the effect of flooding if:
    a) flood information is required for a critical decision involving public risk, damage to property; or
    b) if there is insufficient flood information to establish the flood depth, velocity and risk for a proposed use.
14. The risk assessment must consider and manage the effect of the water flows arriving on the site at the nominated location to avoid impacts on the proposed use, structure/s or dwelling house. This includes the ***undetermined areas*** nominated in the ***Flood Information Portal (FIP)***. Redirection of water to adjoining properties may result in an actionable nuisance.
15. Other risk factors may need to be considered alongside the flood information, including the frequency of

flooding, risk of isolation, risk to road access, risk to life and risk to property.

Flood advice – interpretation and use:

16. Flood parameters that can be provided within mapped flood areas include flood height, flood depth, flood velocity, flood intensity (product of velocity x depth) and hazard vulnerability.
17. Due to mapping limitations the actual extent of a flood may be beyond that mapped. Interpretation may be required to ascertain applicable levels and operation of flows relating to a chosen point. In this case, use the ***FIP*** tool to understand the depth on the land from adjacent mapping. The ***FIP*** tool also allows a user to select points outside the property boundary when the edge of the closest flood extent is also outside the property boundary.
18. The mapped ***OLFP*** is an indicative centre line. Due to mapping limitations, the line may not be centred on the physical flow path. In some cases, the ***OLFP*** may affect the subject land but may not be physically located on the lot, e.g. on wide floodplains containing small flow channels. In these cases, refer to topographic mapping and/or consult with Council officers. The establishment of a ***TLPI*** trigger will be based on available flood modelling or, in its absence, the actual channel and floodplain configuration (refer to topographic mapping) and flood operations at the point of interest. Development should be located at least 10 metres from the defining bank of an ***OLFP***. (See P10 and AO10.1 – 10.5 of the ***TLPI***).
19. The mapped ***indicative flooding extent*** is a guide only and is based on an automated process and a number of assumptions.
20. The ***dams mapping*** is for information purposes only. This information is general in nature and may not reflect the existing conditions. Property owners with dams have obligations under the *Water Supply (Safety and Reliability) Act 2008*. Refer to the State government's *Small Dam Safety* information.
21. In the event that the ***TLPI*** is not triggered for a proposed use, i.e. a planning application is not required, the ***National Construction Code*** 'deemed to satisfy' solutions may not be sufficient to manage the surface water management requirements for a structure. The appropriate design response depends on the nature of the proposed use, the surface water source/s and typography.

Hazard vulnerability	**Hazard Vulnerability Classification**	
	H6	Unsafe for vehicles and people. All building types consider vulnerable to failure.
	H5	Unsafe for vehicles and people. Buildings require special engineering design and construction
	H4	Unsafe for vehicles and people
	H3	Unsafe for vehicles, children and the elderly
	H2	Unsafe for small vehicles
	H1	Generally safe for vehicles, people and buildings. Relatively benign flood conditions. No vulnerability constraints

Definitions:

AHD or Australian Height Datum - official national vertical datum for Australia used to control vertical mapping.

annual exceedance probability (AEP) the chance of a mapped flood design event occurring or being exceeded in any one year, expressed as a percentage.

defined flood level (DFL) the level to which it is reasonably expected flood waters may rise (see section 8(5) of the *Building Regulation 2021* and the TLPI).

defined flood event (DFE) - a flood event that would result in the extent of flooding shown on the Flood hazard overlay maps in the TLPI.

design event mapping is created from flood model outputs for a particular AEP flood design event. This means that it is a representation of a design event for the mapped locations. There may be no mapping for a locality for this event on this map. The absence of mapping in a locality does not mean that the locality was not affected in this event.

finished floor level (FFL) (or habitable floor level where relevant to a dwelling and/or a habitable room) means the defined flood level plus freeboard (500mm for a dwelling).

Flood Hazard category mapping - based on a "hazard to children" criterion using a combination of the defined flood event, water depth, water velocity (or speed) and velocity-depth.

flood hazard overlay - the area identified on the Flood hazard overlay maps in the TLPI as being a defined flood event, investigation area or overland flow path.

flood investigation area - the area on the Flood hazard overlay maps identified as investigation area. Land within the flood investigation area is known to be, or has the potential to be, affected by a defined flood event, but due to the limits in the modelling process has not yet been quantified. During a defined flood event, land in this area may be exposed to a level of flood risk, although the level of risk has not been determined.

Hazard Vulnerability Classification is the hazard assessment framework from the Australian Disaster Resilience Handbook 7 Managing the Floodplain: A Guide to Best Practice in Flood Risk Management in Australia (AIDR 2017) Guideline 7-3, Figure 6.

high flood hazard area means the area on the Flood hazard overlay maps identified as high hazard. Development of land in this area may pose unacceptable risks to life and property during a defined flood event. Generally, in this area during a defined flood event:

a) major to extreme risk to life is likely;
b) able bodied adults cannot walk safely; and
c) light frame buildings can structurally fail.

historical event mapping is created as part of the flood model calibration process. This means that it is a representation of flood operations for an actual event for the mapped locations. There may be no mapping for a locality for an event on this map. The absence of mapping in a locality does not mean that the locality was not affected in this event.

low flood hazard area means the area on the Flood hazard overlay maps identified as low hazard. Development of this land, after application of relevant mitigation actions, is not considered to pose any significant risk to life or property during a defined flood event. Generally, in this area during a defined flood event:

a) there is no significant risk to life; and
b) property is only at risk when exposed and in direct contact with flood waters.

medium flood hazard area means the area on the Flood hazard overlay maps identified as medium hazard. Development of land in this area may pose a risk to life and property during a defined flood event. Generally, in this area during a defined flood event:

a) able bodied adults may not be able to walk safely;
b) cars can float and precautions must be taken; and
c) only large vehicles (trucks) may be able to travel safely.

overland flow path means an area on the Flood hazard overlay maps identified as overland flow path.

local or flash flooding means flooding occurring within about six hours of rain, usually the result of intense local rain and characterised by rapid rises in water levels.

regional or creek flooding is when existing water in creeks combined with intense rain over the creek catchment and local run-off from houses and streets results in extensive creek flooding over the flood plain. This type of event is a longer-term event than local flooding and may last for many hours or days.

State Planning Policy (SPP) seeks to protect and deliver State interests. Where there is an inconsistency between the SPP and a Local government planning instrument, the SPP applies instead of the local planning instrument.

Temporary Local Planning Instrument (TLPI) is a local planning instrument that amends the Lockyer Valley Planning Scheme and regulates development in the **flood hazard overlay**. Where there is an inconsistency between the TLPI and SPP, the SPP applies.

Undetermined areas are nominated localities on the FIP engineering mapping that Council has become aware of that may need further investigation to ascertain flood impacts.