TECHNICAL DOCUMENTATION

Site Data: 1 Eagle Street

For the site at 1 Eagle Street, Brisbane City QLD 4000.

24 November 2026

RADDLabs

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For the site at 1 Eagle Street, Brisbane City QLD 4000.
Reader: A developer

1. Site identification

Field	Value
Parcel ID	qld:40RP817615
Lot on plan	40RP817615
Lot	40
Plan	RP817615
Area (m²)	4747
Tenure	Freehold
Local government area	Brisbane City
Locality	Brisbane City

Table 1.1. Parcel [1]

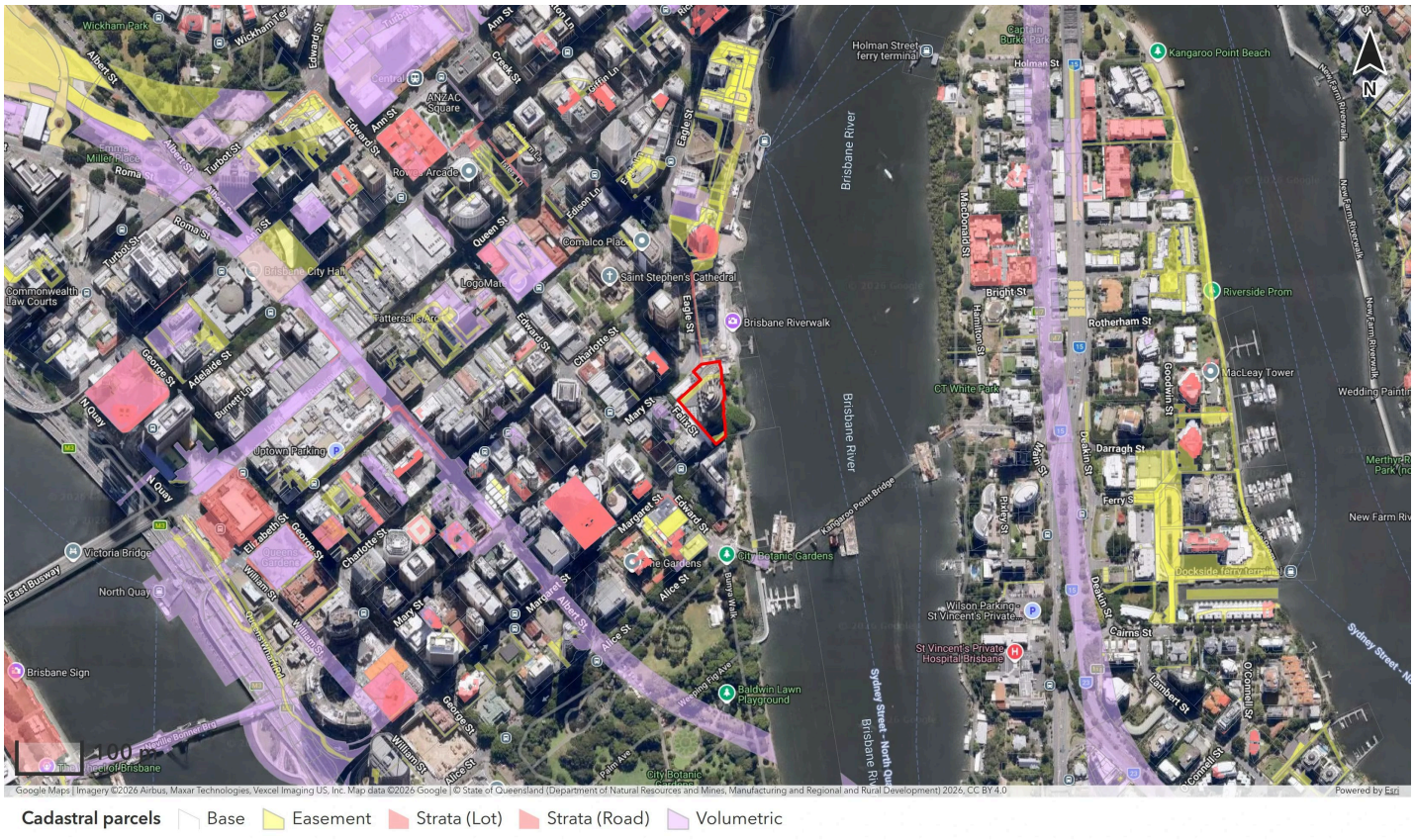


Figure 1.1: Queensland cadastral parcels, aerial basemap [2]

2. Summary of observations

The site is in the Principal centre (City centre) zone [3].	The overlays the planning scheme maps on the site are flood, heritage, airport environs, waterway corridors, coastal hazard, acid sulfate soils, critical infrastructure and movement network, streetscape hierarchy and city core frame parking [3].
The source gives the site's overall flood awareness category as High [4].	The source gives the site's river flood awareness category as Medium [4].
No creek flood category is mapped for the site [4].	The source gives the site's storm tide flood awareness category as High [4].
No overland flow flood category is mapped for the site [4].	The planning scheme's flood overlay maps the site in Brisbane River flood planning area 4 and Brisbane River flood planning area 5 [3].
LiDAR ground levels across the site range from 2.77 m to 5.7 m AHD, with a mean of 4.62 m AHD [5].	The acid sulfate soils overlay maps the site as Potential and actual acid sulfate soils, Land at or below 5m AHD and Land above 5m AHD and below 20m AHD [3].
The LiDAR ground model shows 1.9 ha upstream of the site draining towards it, 2.38 ha with the site [5].	According to the source, 418 features lie on the Water Pressure Main layer within 150 m of the site [6].
The Water Pressure Main features listed have mapped diameters of 125, 150, 180, 200, 225 and 300 mm [6].	According to the source, 38 features lie on the Water Hydrant layer within 150 m of the site [6].
According to the source, 37 features lie on the Sewer Gravity Main layer within 150 m of the site [6].	The Sewer Gravity Main features listed have mapped diameters of 150, 160, 225 and 300 mm [6].
According to the source, 28 features lie on the Sewer Manholes layer within 150 m of the site [6].	According to the source, 7 features lie on the Stormwater, existing, pipe layer within 150 m of the site [7].
According to the source, 1 feature lies on the Stormwater, future, pipe, relief layer within 150 m of the site [7].	The Stormwater, future, pipe, relief features listed have mapped diameters of 1500 mm [7].
According to the source, 13 features lie on the Transport, existing, trunk roads layer within 150 m of the site [7].	According to the source, 1 feature lies on the Active and Public Transport, existing, ferry terminal layer within 150 m of the site [7].
According to the source, 1 feature lies on the Active and Public Transport, existing, bikeway layer within 150 m of the site [7].	According to the source, 1 feature lies on the Active and Public Transport, future, ferry terminal, new and upgrade layer within 150 m of the site [7].
According to the source, 1 feature lies on the Active and Public Transport, future, green bridge layer within 150 m of the site [7].	The Bureau of Meteorology's 2016 design rainfall for the site's grid cell is 35 mm/h over 60 minutes at 63.2% AEP, and 97.8 mm/h at 1% AEP [8].

For a licensed professional to confirm: each observation above before relying on it.

3. Zoning and planning overlays

Field	Value
Parcel ID	qld:40RP817615
Zone	Principal centre (City centre)
Zone code	PC
Zone group	Centre
Zone precinct	PC1 - Principal centre (City centre)
Effective date	2026-09-17

Table 3.1. Zoning [3]

Parcel ID	Overlay	Layer	Category	Category code	Description	Effective date
qld:40RP817615	flood	Brisbane River flood planning area	Brisbane River flood planning area 4	FHA_R4	QPP flood planning area 4	2025-11-12
qld:40RP817615	flood	Brisbane River flood planning area	Brisbane River flood planning area 5	FHA_R5	QPP flood planning area 5	2025-11-12
qld:40RP817615	heritage	Local heritage place	Local heritage area	HCL_CHA		2026-09-17
qld:40RP817615	heritage	State heritage place	State heritage area	HCS_CHA		2025-11-12
qld:40RP817615	heritage	Area adjoining heritage	Area adjoining state heritage	HCS_ADS		2026-09-17
qld:40RP817615	airport_environs	City Plan 2014 — Airport environs overlay — Bird and bat strike zone and Public safety — Bird and bat strike zone	Distance from airport - 13km	BSZ_D13	Distance from airport - 13km	2025-12-04
qld:40RP817615	airport_environs	City Plan 2014 — Airport environs overlay — Procedures for Air Navigation Services — Aircraft Operations Surfaces — boundary	Procedures for Air Navigation Surfaces (PANS)	PAN_NS	BNE - RNAV (GNSS)	2025-11-11
qld:40RP817615	waterway_corridors	Brisbane River corridor	Brisbane River corridor	ENV_BRC	Corridor	2025-11-19
qld:40RP817615	waterway_corridors	Brisbane River corridor - section boundary	Brisbane River section 3	ENV_BR3	Section 3	2025-11-19
qld:40RP817615	coastal_hazard	Coastal management district	Coastal management district	CPR_CMD	Jan 2016 EPA update	2025-11-11
qld:40RP817615	coastal_hazard	Erosion prone area - coastal erosion	Erosion prone area - coastal erosion sub-category	CPR_EPA		2025-11-11
qld:40RP817615	acid_sulfate_soils	City Plan 2014 — Potential and actual acid sulfate soils	Potential and actual acid sulfate soils	PAS_ASZ		2025-11-12

Table 3.2. Planning overlays [3]

The full table is in the appendix, under “Planning overlays”.



Figure 3.1: Brisbane City Plan 2014: zoning and flood, aerial basemap [9]

What the data shows

1 The site is in the Principal centre (City centre) zone [3].

2 The overlays the planning scheme maps on the site are flood, heritage, airport environs, waterway corridors, coastal hazard, acid sulfate soils, critical infrastructure and movement network, streetscape hierarchy and city core frame parking [3].

For a licensed professional to confirm: Which overlay codes apply to the proposal, from the current planning scheme.

4. Flood data

Flood type	Category
Overall	High
River	Medium
Creek	Not mapped
Storm tide	High
Overland flow	Not mapped

Table 4.1. Flood awareness categories for the site [4]

What the data shows

1. The source gives the site's overall flood awareness category as High [4].
2. The source gives the site's river flood awareness category as Medium [4].
3. No creek flood category is mapped for the site [4].
4. The source gives the site's storm tide flood awareness category as High [4].
5. No overland flow flood category is mapped for the site [4].
6. The planning scheme's flood overlay maps the site in Brisbane River flood planning area 4 and Brisbane River flood planning area 5 [3].

For a licensed professional to confirm: Flood levels, flood immunity and any minimum floor level for the proposed use.

5. Ground levels and soils

Field	Value
Parcel ID	qld:40RP817615
Min (m)	2.77
Max (m)	5.7
Mean (m)	4.62
Sample count	56
Point cloud URL	https://elevation.fsdf.org.au/?minx=153.0300399&miny=-27.4708111&maxx=153.0307381&maxy=-27.4697371

Table 5.1. Elevation [5]

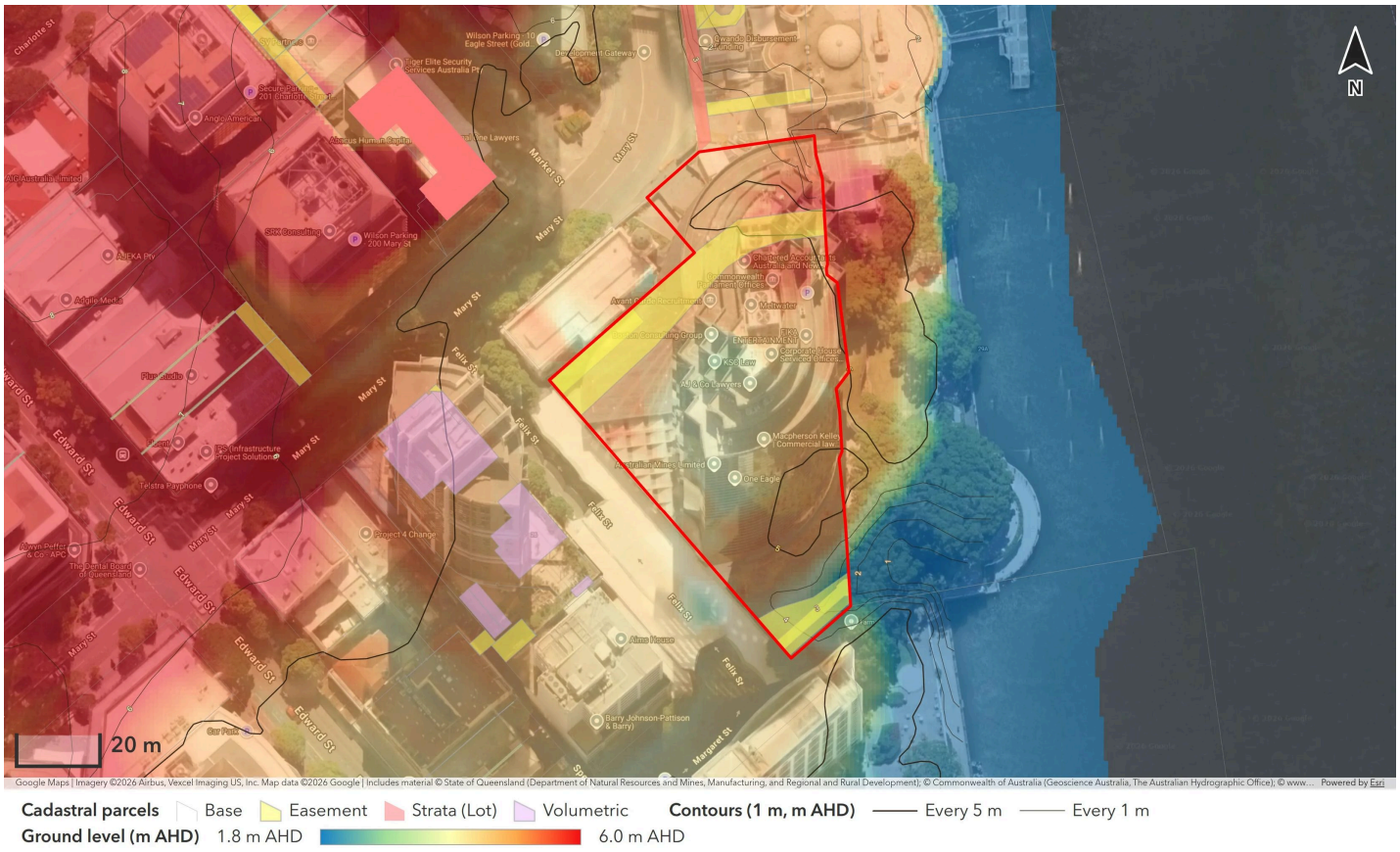


Figure 5.1: Queensland cadastral parcels, aerial basemap [10]

Measure	Value
Area draining to the site (ha)	2.38
Of which upstream of the site (ha)	1.9
The site on the model (ha)	0.48
Lowest ground in the catchment (m AHD)	2.43
Highest ground in the catchment (m AHD)	9.2
Model cell size (m)	5.3
Ground read around the site (m)	1500
Reaches the edge of the ground read	No

Table 5.2. Upstream catchment from the LiDAR ground model [5]

What the data shows

1 LiDAR ground levels across the site range from 2.77 m to 5.7 m AHD, with a mean of 4.62 m AHD [5].

2 The acid sulfate soils overlay maps the site as Potential and actual acid sulfate soils, Land at or below 5m AHD and Land above 5m AHD and below 20m AHD [3].

3 The LiDAR ground model shows 1.9 ha upstream of the site draining towards it, 2.38 ha with the site [5].

For a licensed professional to confirm: Levels, earthworks and retaining, from a site survey, and any acid sulfate soils investigation.

6. Water supply network

Asset ID	Description	Diameter (mm)	Status	Timing
RS169276	RETICULATION MAIN, CAST IRON, POTABLE	150	-	-
RS557301	RETICULATION MAIN, MILD STEEL, POTABLE	300	-	-
RS169277	RETICULATION MAIN, CAST IRON, POTABLE	150	-	-
RS557153	RETICULATION MAIN, MILD STEEL, POTABLE	150	-	-
RS557181	RETICULATION MAIN, MILD STEEL, POTABLE	200	-	-
RS557176	RETICULATION MAIN, DUCTILE IRON, POTABLE	200	-	-
RS149567	RETICULATION MAIN, CAST IRON, POTABLE	225	-	-
RS557237	RETICULATION MAIN, DUCTILE IRON, POTABLE	300	-	-
RS557292	RETICULATION MAIN, MILD STEEL, POTABLE	300	-	-
RS497762	RETICULATION MAIN, POLYETHYLENE, POTABLE	125	-	-
RS557209	RETICULATION MAIN, DUCTILE IRON, POTABLE	300	-	-
RS169261	RETICULATION MAIN, CAST IRON, POTABLE	300	-	-

Table 6.1. Water Pressure Main within 150 m of the site, as the tool listed them [6]

What the data shows

1. According to the source, 418 features lie on the Water Pressure Main layer within 150 m of the site [6].

2. The Water Pressure Main features listed have mapped diameters of 125, 150, 180, 200, 225 and 300 mm [6].

For a licensed professional to confirm: The connection point, its size and the network's capacity, which only the utility can confirm.

7. Fire hydrants

Asset ID	Description	Diameter (mm)	Status	Timing
RHY63837	INGROUND HYDRANT, HYDRANT IN LINE, POTABLE	-	-	-
RHY462297	INGROUND HYDRANT, HYDRANT IN LINE, POTABLE	-	-	-
RHY462301	INGROUND HYDRANT, HYDRANT IN LINE, POTABLE	-	-	-
RHY462199	INGROUND HYDRANT, HYDRANT IN LINE, POTABLE	-	-	-
RHY63535	INGROUND HYDRANT, HYDRANT IN LINE, POTABLE	-	-	-
RHY63616	INGROUND HYDRANT, HYDRANT IN LINE, POTABLE	-	-	-
RHY467874	INGROUND HYDRANT, HYDRANT IN LINE, POTABLE	-	-	-
RHY63815	INGROUND HYDRANT, HYDRANT ABOVE GROUND RIGHT, POTABLE	-	-	-
RHY63541	INGROUND HYDRANT, HYDRANT IN LINE, POTABLE	-	-	-
RHY127243	INGROUND HYDRANT, HYDRANT IN LINE, POTABLE	-	-	-
RHY127244	INGROUND HYDRANT, HYDRANT IN LINE, POTABLE	-	-	-
RHY63538	INGROUND HYDRANT, HYDRANT IN LINE, POTABLE	-	-	-

Table 7.1. Water Hydrant within 150 m of the site, as the tool listed them [6]

8. Sewer network

Asset ID	Description	Diameter (mm)	Status	Timing
LS167495	EARTHENWARE, RETICULATION MAIN, AS CONSTRUCTED	150	-	-
LS167515	EARTHENWARE, LARGE MAIN, AS CONSTRUCTED	225	-	-
LS167476	VITRIFIED CLAY, RETICULATION MAIN, AS CONSTRUCTED	150	-	-
LS167490	POLY VINYL CHLORIDE, LARGE MAIN, AS CONSTRUCTED	300	-	-
LS167480	EARTHENWARE, LARGE MAIN, AS CONSTRUCTED	225	-	-
LS167482	EARTHENWARE, LARGE MAIN, AS CONSTRUCTED	225	-	-
LS167513	EARTHENWARE, RETICULATION MAIN, AS CONSTRUCTED	150	-	-
LS167488	EARTHENWARE, LARGE MAIN, AS CONSTRUCTED	300	-	-
LS167483	EARTHENWARE, LARGE MAIN, AS CONSTRUCTED	225	-	-
LS167494	EARTHENWARE, RETICULATION MAIN, AS CONSTRUCTED	150	-	-
LS167519	EARTHENWARE, LARGE MAIN, AS CONSTRUCTED	225	-	-
LS167503	EARTHENWARE, LARGE MAIN, AS CONSTRUCTED	300	-	-

Table 8.1. Sewer Gravity Main within 150 m of the site, as the tool listed them [6]

Asset ID	Description	Diameter (mm)	Status	Timing
MH166593	MAINTENANCE MH	-	-	-
MH166592	MAINTENANCE MH	-	-	-
MH166565	MAINTENANCE MH	-	-	-
MH166604	MAINTENANCE MH	-	-	-
MH166563	MAINTENANCE MH	-	-	-
MH166581	MAINTENANCE MH	-	-	-
MH166566	MAINTENANCE MH	-	-	-
MH166570	MAINTENANCE MH	-	-	-
MH166571	MAINTENANCE MH	-	-	-
MH166579	MAINTENANCE MH	-	-	-
MH166591	MAINTENANCE MH	-	-	-
MH166583	MAINTENANCE MH	-	-	-

Table 8.2. Sewer Manholes within 150 m of the site, as the tool listed them [6]

What the data shows

1. According to the source, 37 features lie on the Sewer Gravity Main layer within 150 m of the site [6].
2. The Sewer Gravity Main features listed have mapped diameters of 150, 160, 225 and 300 mm [6].
3. According to the source, 28 features lie on the Sewer Manholes layer within 150 m of the site [6].

For a licensed professional to confirm: The connection point and depth, and any main or manhole inside the site.

9. Stormwater network

Asset ID	Description	Diameter (mm)	Status	Timing
EXIT-SW-4870	Pipe	-	existing	-
EXIT-SW-5538	Pipe	-	existing	-
EXIT-SW-4839	Pipe	-	existing	-
EXIT-SW-4797	Pipe	-	existing	-
EXIT-SW-4650	Pipe	-	existing	-
EXIT-SW-4900	Pipe	-	existing	-
EXIT-SW-5241	Pipe	-	existing	-

Table 9.1. Stormwater, existing, pipe within 150 m of the site, as the tool listed them [7]

Asset ID	Description	Diameter (mm)	Status	Timing
BNE-PR-010	Pipe - relief	1500	future	2031 - 2036

Table 9.2. Stormwater, future, pipe, relief within 150 m of the site, as the tool listed them [7]

What the data shows

1. According to the source, 7 features lie on the Stormwater, existing, pipe layer within 150 m of the site [7].
2. According to the source, 1 feature lies on the Stormwater, future, pipe, relief layer within 150 m of the site [7].
3. The Stormwater, future, pipe, relief features listed have mapped diameters of 1500 mm [7].

For a licensed professional to confirm: The lawful point of discharge, and whether detention or treatment applies.

10. Transport and the frontage



Figure 10.1: Street View, 1 EAGLE STREET, BRISBANE CITY QLD 4000 [11]

Asset ID	Description	Diameter (mm)	Status	Timing
EXIT-RD-1597	Trunk roads	-	existing	-
EXIT-RD-1603	Trunk roads	-	existing	-
EXIT-RD-1600	Trunk roads	-	existing	-
EXIT-RD-1557	Trunk roads	-	existing	-
EXIT-RD-1595	Trunk roads	-	existing	-
EXIT-RD-1598	Trunk roads	-	existing	-
EXIT-RD-1594	Trunk roads	-	existing	-
EXIT-RD-1601	Trunk roads	-	existing	-
EXIT-RD-1599	Trunk roads	-	existing	-
EXIT-RD-1596	Trunk roads	-	existing	-
EXIT-RD-1602	Trunk roads	-	existing	-
EXIT-RD-6248	Trunk roads	-	existing	-

Table 10.1. Transport, existing, trunk roads within 150 m of the site, as the tool listed them [7]

Asset ID	Description	Diameter (mm)	Status	Timing
EXIT-FY-113	Ferry terminal	-	existing	-

Table 10.2. Active and Public Transport, existing, ferry terminal within 150 m of the site, as the tool listed them [7]

Asset ID	Description	Diameter (mm)	Status	Timing
EXIT-BP-321	Trunk	-	existing	-

Table 10.3. Active and Public Transport, existing, bikeway within 150 m of the site, as the tool listed them [7]

Asset ID	Description	Diameter (mm)	Status	Timing
BNE-FT-005	Eagle Street Ferry Terminal, New Ferry Terminal, Ferry terminal - new	-	future	2021 - 2026

Table 10.4. Active and Public Transport, future, ferry terminal, new and upgrade within 150 m of the site, as the tool listed them [7]

Asset ID	Description	Diameter (mm)	Status	Timing
KAN-GB-001	Kangaroo Point Green Bridge, Green bridge	-	future	2021 - 2026

Table 10.5. Active and Public Transport, future, green bridge within 150 m of the site, as the tool listed them [7]

What the data shows

1. According to the source, 13 features lie on the Transport, existing, trunk roads layer within 150 m of the site [7].
2. According to the source, 1 feature lies on the Active and Public Transport, existing, ferry terminal layer within 150 m of the site [7].
3. According to the source, 1 feature lies on the Active and Public Transport, existing, bikeway layer within 150 m of the site [7].
4. According to the source, 1 feature lies on the Active and Public Transport, future, ferry terminal, new and upgrade layer within 150 m of the site [7].
5. According to the source, 1 feature lies on the Active and Public Transport, future, green bridge layer within 150 m of the site [7].

For a licensed professional to confirm: Access, driveway and footpath works on the frontage.

11. Power and telecommunications

Note. No open data source this report reads maps power or telecommunications assets. A Before You Dig Australia enquiry returns the asset owners' plans for the site.

For a licensed professional to confirm: The location of power and telecommunications assets, from the owners' plans and located on site.

12. Design rainfall

Duration (min)	63.2% AEP	50% AEP	20% AEP	10% AEP	5% AEP	2% AEP	1% AEP
5	113	127	174	205	236	276	306
10	92.6	105	142	168	192	223	247
15	78.6	88.9	121	142	163	189	210
20	68.3	77.3	105	124	142	165	183
30	54.6	61.8	84.3	99.4	114	133	148
45	42.4	48	65.7	77.7	89.4	105	117
60	35	39.7	54.4	64.4	74.4	87.6	97.8
90	26.5	30	41.2	49	56.7	67.2	75.3
120	21.6	24.5	33.7	40.2	46.7	55.5	62.4
180	16.2	18.4	25.4	30.4	35.4	42.3	47.7
270	12.2	13.8	19.2	23.1	27	32.4	36.7
360	10	11.4	15.9	19.1	22.4	26.9	30.6
540	7.63	8.69	12.2	14.7	17.3	20.9	23.9
720	6.31	7.21	10.2	12.3	14.5	17.6	20.2

Duration (min)	63.2% AEP	50% AEP	20% AEP	10% AEP	5% AEP	2% AEP	1% AEP
1080	4.85	5.56	7.94	9.67	11.5	14	16
1440	4.02	4.63	6.67	8.16	9.7	11.9	13.7

Table 12.1. Design rainfall intensity (mm/h) at the grid cell centred on −27.4625, 153.0375 [8]

What the data shows

- The Bureau of Meteorology's 2016 design rainfall for the site's grid cell is 35 mm/h over 60 minutes at 63.2% AEP, and 97.8 mm/h at 1% AEP [8].

For a licensed professional to confirm: Which duration and probability apply to the site's drainage, and every flow calculation that uses them.

13. Published rules set against the site's data

Rule	Threshold	Site value	What the data shows	Status
State Planning Policy stormwater management design objectives: urban development on land of 2,500 m² or more that results in more than 25% impervious area, or in six or more dwellings	2500 m²	4747 m² [1]	At or above the threshold	For a licensed professional to confirm
Acid sulfate soils overlay: its lower band is land at or below 5 m AHD. The site value is the lowest LiDAR ground level on the site	5 m AHD	2.77 m AHD [5]	Below the threshold	For a licensed professional to confirm
National Construction Code: when a building needs a fire hydrant system, set by its floor area and fire brigade attendance	-	-	Needs the proposed building's floor area	For a licensed professional to confirm
The council's stormwater detention requirements for the proposed development	-	-	Needs the proposed layout and impervious area	For a licensed professional to confirm
The water and sewer utility's connection standards	-	-	Needs the proposed use and demand	For a licensed professional to confirm

Table 13.1. Rules that may apply, against the site's data

For a licensed professional to confirm: Whether each rule applies to the proposal, and what it requires.

14. Items for a licensed professional

1 For a licensed professional to confirm
Every table and observation in this report, against current records

2 For a licensed professional to confirm
Water and sewer connection points, sizes and network capacity, with Urban Utilities

3 For a licensed professional to confirm
The lawful point of discharge for stormwater, and whether detention or treatment applies

4 For a licensed professional to confirm
Flood levels and any minimum floor level for the proposed use

5 For a licensed professional to confirm
Levels, earthworks and retaining, from a site survey

6 For a licensed professional to confirm
Before You Dig Australia results, with services located on site

7 For a licensed professional to confirm
Any design, cost or approval matter

15. Appendix: Planning overlays

Parcel ID	Overlay	Layer	Category	Category code	Description	Effective date
qld:40RP817615	flood	Brisbane River flood planning area	Brisbane River flood planning area 4	FHA_R4	QPP flood planning area 4	2025-11-12
qld:40RP817615	flood	Brisbane River flood planning area	Brisbane River flood planning area 5	FHA_R5	QPP flood planning area 5	2025-11-12
qld:40RP817615	heritage	Local heritage place	Local heritage area	HCL_CHA		2026-09-17
qld:40RP817615	heritage	State heritage place	State heritage area	HCS_CHA		2025-11-12
qld:40RP817615	heritage	Area adjoining heritage	Area adjoining state heritage	HCS_ADS		2026-09-17
qld:40RP817615	airport_environs	City Plan 2014 — Airport environs overlay — Bird and bat strike zone and Public safety — Bird and bat strike zone	Distance from airport - 13km	BSZ_D13	Distance from airport - 13km	2025-12-04
qld:40RP817615	airport_environs	City Plan 2014 — Airport environs overlay — Procedures for Air Navigation Services — Aircraft Operations Surfaces — boundary	Procedures for Air Navigation Surfaces (PANS)	PAN_NS	BNE - RNAV (GNSS)	2025-11-11
qld:40RP817615	waterway_corridors	Brisbane River corridor	Brisbane River corridor	ENV_BRC	Corridor	2025-11-19
qld:40RP817615	waterway_corridors	Brisbane River corridor - section boundary	Brisbane River section 3	ENV_BR3	Section 3	2025-11-19
qld:40RP817615	coastal_hazard	Coastal management district	Coastal management district	CPR_CMD	Jan 2016 EPA update	2025-11-11
qld:40RP817615	coastal_hazard	Erosion prone area - coastal erosion	Erosion prone area - coastal erosion sub-category	CPR_EPA		2025-11-11
qld:40RP817615	acid_sulfate_soils	City Plan 2014 — Potential and actual acid sulfate soils	Potential and actual acid sulfate soils	PAS_ASZ		2025-11-12
qld:40RP817615	acid_sulfate_soils	City Plan 2014 — Potential and actual acid sulfate soils - land at or below 5m AHD	Land at or below 5m AHD	PAS_A05	Land at or below 5m AHD	2025-11-12
qld:40RP817615	acid_sulfate_soils	City Plan 2014 — Potential and actual acid sulfate soils - land above 5m AHD and below 20m AHD	Land above 5m AHD and below 20m AHD	PAS_A20	Land above 5m AHD and below 20m AHD	2025-11-12
qld:40RP817615	critical_infrastructure_and_movement_network	Critical infrastructure and movement network - Areas	Critical asset	INF_CA	CBD	2025-11-11
qld:40RP817615	critical_infrastructure_and_movement_network	Critical infrastructure and movement network - Areas	Critical infrastructure and movement planning area	INF_MPA	Mainland	2025-11-11
qld:40RP817615	streetscape_hierarchy	Streetscape hierarchy	Locality street	SH_LS	LS	2026-09-17
qld:40RP817615	city_core_frame_parking	City Plan 2014 — City core and City frame parking area boundary			City core	2025-11-11
qld:40RP817615	airport_environs	City Plan 2014 — Airport environs overlay — Obstacle Limitation Surfaces (OLS) — boundary	Horizontal limitation surface	OLS_HLS	BNE - Horizontal limitation surface	2025-11-11

Table 15.1. Planning overlays [3]

16. Appendix: Sources and licences

Each table and figure cites its sources by number, and each number links to its source, licence and disclaimer here.

Reference	Source, licence and disclaimer
[1]	Queensland Digital Cadastral Database (DCDB), DCDB base parcels, updated nightly, current at retrieved_at; address matched in G-NAF release 2026-11, retrieved 2026-11-24. Licence: © State of Queensland (Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development) 2026, CC BY 4.0; Incorporates or developed using G-NAF © Geoscape Australia licensed by the Commonwealth of Australia under the Open Geo-coded National Address File (G-NAF) End User Licence Agreement.
[2]	google-map-tiles, qld-spatial-gis, layer pack qld-parcels 1, retrieved 2026-11-24. Licence: Google Maps \
[3]	Brisbane City Council, City Plan 2014, City Plan 2014 zoning, data edited 2026-09-17; City Plan 2014 flood overlay, data edited 2025-11-12; City Plan 2014 heritage overlay, data edited 2026-09-17; City Plan 2014 heritage overlay, data edited 2025-11-12; City Plan 2014 airport_environs overlay, data edited 2025-12-04; City Plan 2014 airport_environs overlay, data edited 2025-11-11; City Plan 2014 waterway_corridors overlay, data edited 2025-11-19; City Plan 2014 coastal_hazard overlay, data edited 2025-11-11; City Plan 2014 acid_sulfate_soils overlay, data edited 2025-11-12; City Plan 2014 critical_infrastructure_and_movement_network overlay, data edited 2025-11-11; City Plan 2014 streetscape_hierarchy overlay, data edited 2026-09-17; City Plan 2014 city_core_frame_parking overlay, data edited 2025-11-11, retrieved 2026-11-24. Licence: © Brisbane City Council 2026, CC BY 4.0; © Brisbane City Council 2021, CC BY 4.0; © Brisbane City Council 2025 © State of Queensland (Department of Environment, Tourism, Science and Innovation) 2024. Updated data available at qldspatial.information.qld.gov.au/catalogue// Note: updated data made available by Queensland Government from Qld Spatial does not form part of Brisbane City Plan 2014, CC BY 4.0; © Brisbane City Council 2026 © State of Queensland (Department of Natural Resources and Mines) 2023. Updated data available at qldspatial.information.qld.gov.au/catalogue//, CC BY 4.0; © Brisbane City Council 2017 © Brisbane Airport Corporation Pty Limited (BAC) 2012 © Archerfield Airport Corporation 2012 © The State of Queensland, Department of Natural Resources and Mines 2017, CC BY 4.0; © Brisbane City Council 2017 © Brisbane Airport Corporation Pty Limited (BAC) 2012 © Archerfield Airport Corporation 2012, CC BY 4.0; © Brisbane City Council 2017, CC BY 4.0; © Brisbane City Council 2020, CC BY 4.0; © Brisbane City Council 2016. © State of Queensland (Department of Environment and Heritage Protection) 2016. Updated data available at http://qldspatial.information.qld.gov.au/catalogue//, CC BY 4.0; © Brisbane City Council 2022 © State of Queensland (Department of Environment and Heritage Protection) 2022, CC BY 4.0; © Brisbane City Council 2014, CC BY 4.0; © Brisbane City Council 2025, CC BY 4.0; © Brisbane City Council 2019 © Brisbane Airport Corporation Pty Limited (BAC) 2012 (Note: additional use limitations in metadata) © Archerfield Airport Corporation 2012, CC BY 4.0. Disclaimer: The Airport environs overlays contain information derived from data that is created or owned by BAC and licensed to Brisbane City Council. Its use by any person for purposes not associated with planning and development in Brisbane is not authorised.
[4]	Brisbane City Council, Flood Awareness, Flood Awareness, data edited 2024-10-17, retrieved 2026-11-24. Licence: © Brisbane City Council 2021; © Brisbane City Council 2023, CC BY 4.0. Disclaimer: Maps and flood level information may not be accurate, current or complete. These maps are indicative only of possible flood extents, if the data and assumptions on which they are based are reproduced in a future weather event. The Flood Awareness Maps are an awareness tool and the maps do not provide information about the depth or speed of flood water.
[5]	Queensland Government elevation services, DEM time series, Queensland LiDAR Data - Brisbane 2019 Project (2019); The newest LiDAR capture at each cell, catchment by priority flood and D8 flow routing, retrieved 2026-11-24. Licence: Includes material © State of Queensland (Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development); © Commonwealth of Australia (Geoscience Australia, The Australian Hydrographic Office); © www.deepreef.org 2026, CC BY 4.0. Disclaimer: The State of Queensland, as represented by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development, gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability for a particular purpose). Parcel figures come from a grid of up to 100 samples of the elevation model, not a survey. Disclaimer: The State of Queensland, as represented by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development, gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability for a particular purpose).
[6]	Urban Utilities, water and sewer network open data, Urban Utilities live water and sewer layers, as read at retrieved_at, retrieved 2026-11-24. Licence: Urban Utilities Open Data (2026).
[7]	Brisbane City Council, City Plan 2014 Local Government Infrastructure Plan, City Plan 2014 LGIP, retrieved 2026-11-24. Licence: © The State of Queensland 2025 © Brisbane City Council 2025, CC BY 4.0.
[8]	Bureau of Meteorology, Design Rainfall Data System (2016), 2016 design rainfalls, South East Queensland snapshot taken 2026-11-24, durations 5 to 1440 minutes, retrieved 2026-11-24. Licence: © Bureau of Meteorology. Disclaimer: Values are for the nearest 0.025 degree grid cell, not the exact point. Check the latitude and longitude of the cell against the site. Design rainfall is one input to a drainage calculation, which a licensed professional makes.
[9]	google-map-tiles, bcc-open-data, layer pack brisbane 2, retrieved 2026-11-24. Licence: Google Maps \
[10]	google-map-tiles, qld-spatial-gis, qld-elevation, layer pack qld-parcels 1, retrieved 2026-11-24. Licence: Google Maps \
[11]	google-street-view, Street View panorama KG8LBcDbkoCdEFGU0cQgVA, captured 2024-09, retrieved 2026-11-24. Licence: © 2026 Google. Street View imagery captured 2024-09. The Google logo and copyright notice that the panorama displays, left visible in the capture, with the panorama's capture date in the record. © 2026 Google. Street View imagery captured 2024-09.

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24 November 2026

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