



Flood Search Report

Thank you for your flood search enquiry dated 1 April 2019. Council has the below information available for the following property.

| Property Information | |
|-----------------------|--------------------------|
| Date: | 1 April 2019 |
| Search Number: | 123456 |
| Property: | 123 RP456 |
| Lot and Plan: | 2 Council Street, Nerang |

| Flood Information | |
|--------------------------------|---|
| Designated Flood Level: | 2m mAHD (Australian Height Datum) |
| Source of Information: | Coomera_Mike21_Model_2004 |
| Ground Level: | 3m mAHD (Australian Height Datum) |
| Surveyed Floor Level: | Not available (Australian Height Datum) |

Not Available:

If the flood search report shows 'Not Available' in lieu of a Designated Flood Level this indicates one of the following:

1. Council does not hold any regional flooding information for the property in question i.e. there are no historical records or computer modelled results available. This does not mean the property is not potentially flood affected.
2. The property in question is situated beyond the boundary of the Designated Flood Level i.e. the property may be on higher ground. This situation does not mean that the property will not be affected by a flood.

The Council may have surveyed floor levels for selected properties within the city. This information is provided for information only. For accurate floor level, a licensed surveyor should be engaged.

Building floor levels of habitable rooms must be at or above the height of the combined designated flood level with minimum freeboard as prescribed in the Flood Overlay Code of the City Plan.

Please see following page for important warning information.



IMPORTANT – WARNING

THIS FLOOD SEARCH DOES NOT IN ITSELF INDICATE WHETHER THE SUBJECT PROPERTY HAS OR HAS NOT BEEN AFFECTED BY FLOODS.

1. A property may be affected by several sources of flooding. This information relates ONLY to regional flooding and NOT to local runoff or stormwater flooding, which may or may not affect the above property.
2. All levels shown on this report have been determined from the information available to Council which has informed the City Plan provisions and associated mapping in force as at the date of issue. The levels for a particular property may change if more detailed information becomes available, or changes are made in the method of calculating flood levels. Changes in the condition of local creeks and waterways may further alter the effects of flooding. Council does not assume any responsibility for updating you on any changes to the information available, method of calculating flood levels, or relevant conditions that occur subsequent to the date of issue of the report.
3. The Council does not guarantee that the Designated Flood Level will never be exceeded.
4. To determine the exact floor level and other levels of the property, a property survey is necessary and a licensed surveyor should be engaged to provide this information.
5. The information in this report is provided as general information only. Council makes no representation and gives no warranty about the accuracy, reliability, completeness or suitability for any particular purpose of the information referred to in this report.
6. To the full extent that it is able to do so in law, Council expressly disclaims all responsibility and liability (including without limitation, liability in negligence) for any:
 - a. error or omission in the information referred to in this report; and
 - b. Loss or damage suffered as a result of use or reliance by any person upon this report (including reliance on the accuracy or completeness of the information referred to in this report).
7. Persons making any decisions (including decisions with financial or legal implications) must not use or rely upon this report for the purpose of determining whether any particular facts or circumstances exist and should obtain their own professional advice on these matters.
8. This report does not provide information as to the treatment of the subject land with respect to flooding and/or coastal hazards under the City Plan. For information as to how the subject land is affected by City Plan a town planning certificate may be requested under State planning legislation, and professional town planning advice should be sought.

For further information, please refer cityofgoldcoast.com.au/flood or email naturalhazards@goldcoast.qld.gov.au



Glossary of terms

Designated Flood Level:

The flood level (AHD) adopted by the City of Gold Coast for planning and administration purposes. The Designated Flood Level is based on a simulated 1% AEP flood event.

AEP (Annual Exceedance Probability):

The Annual Exceedance Probability is the probability of a flood being exceeded in any one year. For example, a 1% Annual Exceedance Probability flood event has a 1% chance of being exceeded in any one year. Further information can be obtained from Australian Rainfall and Runoff Guidelines.

AHD (Australian Height Datum):

This is the standard ground elevation reference adopted by the National Mapping Council of Australia. As a general rule, 0.0m AHD is approximately equal to 1966-1968 Mean Sea Level. Further information can be obtained from Geoscience Australia.

Source of Flood Level Information:

- **Simulated information** is a flood level derived from a computer model that predicts flood levels based on historical patterns, climate, geography, development and future global warming. The flood level considers future changes to climate, incorporating the projected increase in sea level rise of 0.8 metre, above present day levels by 2100, established by the State Government in 2015. The flood level also includes the State Governments projected 10% storm tide intensity and 10% rainfall intensity.
- **Storm Surge information** refers to the increase in coastal water levels caused by low-pressure systems, waves and wind. This data is generally available for properties close to the coast or east of the Gold Coast Motorway.

Ground Level:

The ground level is estimated from digital elevation model (DEM) at the centroid of the property. This level has inherent levels of uncertainty due to the limitations of an Aerial Laser Survey which the DEM was built upon. For accurate ground level, a licensed surveyor should be engaged.

