

4068 Indooroopilly, Indooroopilly Road 270-284

**Much of Brisbane and other regional towns and cities is flood prone yet increasingly, sites which have been inundated are now being made available for redevelopment. Purchasers, tenants and investors should be made aware of flood risk so that market forces adjust the cost of tenure. A recent example suggests that flood risk is not being treated adequately. Located at 270-284 Indooroopilly Road Indooroopilly, 4068 the land was totally inundated in 1974, to a depth of some 4-5m or more.**



**Being in a flood plain and subject to previous informal advice of BCC, the land was not allowed to be filled as this would increase flood heights and flow rates. Recently the subject of a BCC approval, the site is now approved for some 4m or more filling with two storey houses on top of that... BCC has therefore allowed the houses to grossly exceed the maximum height restriction of 8.5m, apparently relaxed the front boundary setback to less than 6m, has allowed the entire site (another "football field"), to be totally cleared, and has allowed high front fences above the filled level close to the site alignment much higher than the normal 1800 - 2000. Not only has a potential previous owner not benefited from BCC's apparent change to flood control requirements, but arguably current developers have benefited from a series of extremely generous relaxations, most of which appear to be contrary to BCC policy. Such relaxations are arbitrary and inconsistent. They can raise questions whether such development in flood areas should be approved. Of interest and a measure of the extent to which such issues are a concern, we hear that some towns in northern N.S.W. mark flood levels on power poles.**