



PlanInsight

# Site Report

Title, zoning, hazards, development applications, design rainfall and a CAD-ready site drawing for one address, in one document.

|                                                          |                                       |                                      |                        |                       |
|----------------------------------------------------------|---------------------------------------|--------------------------------------|------------------------|-----------------------|
| ADDRESS<br>61 Kondalilla Falls Road,<br>Flaxton QLD 4560 |                                       | SITE<br>Lot 5 on SP187849            |                        | REPORT<br>PI-56270B41 |
| COORDINATES<br>-26.668944, 152.870130                    |                                       | AREA<br>8.25 ha (82,500 m²)          | ZONE<br>R · RURAL ZONE | REV<br>A              |
| TENURE<br>FREEHOLD                                       | COUNCIL<br>SUNSHINE COAST<br>REGIONAL | DATUM<br>AHD · GDA2020<br>(LAT/LONG) |                        | DATE<br>07.10.26      |

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PREPARED 7 OCT 2026  
DATA FETCHED 1 OCT 2026

|    |                                                                                                                          |      |
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| 04 | <b>Development applications</b><br>14 applications lodged on this lot since 2000, each with a link to the council record | p.04 |
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## Data sources

**Cadastre & title** 30 SEP 2026  
Queensland Government, QSpatial Digital Cadastral Database

**Planning & overlays** 30 SEP 2026  
Sunshine Coast Regional planning scheme

**Hazard overlays** 30 SEP 2026  
Sunshine Coast Planning Scheme 2014 – Flood Hazard Overlay; Bushfire Prone Area – Queensland series, © State o...

**Development applications** 30 SEP 2026  
Sunshine Coast Regional development application register

**Design rainfall** 1 OCT 2026  
BOM 2016 IFDs · ARR Data Hub 2024\_v1

## Using the links

Anything shown like this opens the official record in your browser:

**Example link** ↗

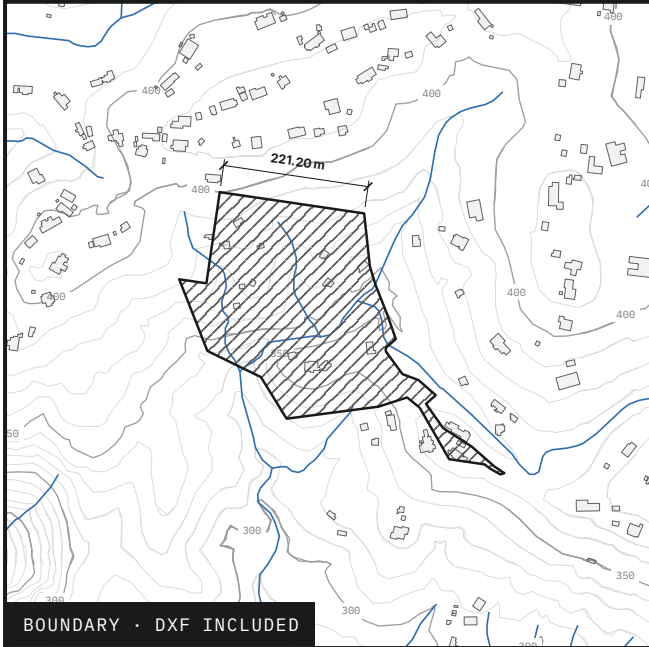


On a printed copy, scan the QR code next to a link with your phone camera.

Supplied with this PDF:  
**planinsight.com.au-lot-5-SP187849.dxf**. They are listed with the official links on page 07.

## 03 SUMMARY

## At a glance

SOURCES: QLD GOVT · SUNSHINE COAST REGIONAL  
FETCHED 1 OCT 2026LOT  
5PLAN  
SP187849SITE AREA  
8.25 ha (82,500 m<sup>2</sup>)TENURE  
FreeholdADDRESS  
61 Kondalilla Falls  
RoadCOORDINATES  
-26.668944,  
152.870130LOCALITY  
Flaxton QLD 4560LOCAL GOVT  
Sunshine Coast  
Regional Council

## Planning zone

R

## Rural Zone

Sunshine Coast Regional planning scheme · 5  
overlays apply

## Hazards – % of lot affected

|                    |                        |       |
|--------------------|------------------------|-------|
| Flood              | Not mapped on this lot |       |
| Bushfire           | <div><div></div></div> | 78.7% |
| Landslide          | <div><div></div></div> | 70.1% |
| Coastal            | Not mapped on this lot |       |
| Acid Sulfate Soils | Not mapped on this lot |       |

## → 05 Design rainfall

5-MIN · 1% AEP

299 mm/h

Box gutters · BOM 2016

## → 04 Development applications

OPW24/0433

DEVELOPMENT PERMIT

Operational Works

Lodged 24 Oct 2024 · Decision 28 Apr 2025

CAR24/0137

WITHDRAWN

Concurrency Agency Referral

Lodged 15 Mar 2024 · Decision 27 Mar 2024

## DXF site file – layers

- Boundary & lot labels
- Building outlines
- Contours · 1 m, labelled
- Watercourses & water bores
- Hazard overlays (selectable)

Development applications

SOURCE: SUNSHINE COAST REGIONAL DEVELOPMENT APPLICATION REGISTER  
FETCHED 30 SEP 2026

|                    |                |                |                  |
|--------------------|----------------|----------------|------------------|
| 14<br>APPLICATIONS | 11<br>APPROVED | 3<br>WITHDRAWN | 0<br>NO DECISION |
|--------------------|----------------|----------------|------------------|



Most recent

4 OF 14 · NEWEST FIRST

|                          |                                                                                                                                                                                                                                                     |                                                                             |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| 24<br>OCT 2024<br>LODGED | OPW24/0433<br>DEVELOPMENT PERMIT<br>Operational Works<br>61 Kondalilla Falls Rd FLAXTON – Filling, Excavation and Engineering works (Driveway) - GT Property Holdings Pty Ltd - Alan Holliday Pty Ltd<br>DECIDED 28 APR 2025 · 186 DAYS TO DECISION | <a href="#">View application</a> ↗<br>developmenti.sunshinecoast.qld.gov.au |
| 15<br>MAR 2024<br>LODGED | CAR24/0137<br>WITHDRAWN<br>Concurrency Agency Referral<br>61 Kondalilla Falls Rd FLAXTON - Patio x2 - Rocket Building Approvals<br>DECIDED 27 MAR 2024 · 12 DAYS TO DECISION                                                                        | <a href="#">View application</a> ↗<br>developmenti.sunshinecoast.qld.gov.au |
| 13<br>MAR 2024<br>LODGED | PC24/01350<br>PC DISENGAGED<br>Building Private Certification<br>PATIO X2 - 61 KONDALILLA FALLS RD FLAXTON - Rocket Building Approvals - Rocket Building Approvals Pty Ltd<br>DECIDED 25 MAR 2024 · 12 DAYS TO DECISION                             | <a href="#">View application</a> ↗<br>developmenti.sunshinecoast.qld.gov.au |
| 15<br>FEB 2024<br>LODGED | PC24/00745<br>PC DISENGAGED<br>Building Private Certification<br>PATIO X2 - 61 KONDALILLA FALLS RD FLAXTON - Rocket Building Approvals - Rocket Building Approvals Pty Ltd<br>DECIDED 29 FEB 2024 · 14 DAYS TO DECISION                             | <a href="#">View application</a> ↗<br>developmenti.sunshinecoast.qld.gov.au |

10 earlier applications (2000–2023) are listed in full on the council register.

[All applications for this lot](#) ↗

Design rainfall

SOURCE: BUREAU OF METEOROLOGY 2016 IFDs  
ARR DATA HUB 2024\_V1

EAVES GUTTERS

232 mm/h

5-min · 1 in 20 (5% AEP)

295 mm/h with 2050 factor

BOX GUTTERS

299 mm/h

5-min · 1 in 100 (1% AEP)

380 mm/h with 2050 factor

CLIMATE CHANGE

x1.27

Storms under 1 hour, 2050

SSP2-4.5 · ARR DATA HUB

| IFD design rainfall intensity |               |      |                                     |      |      |      |      | MM/H |  |
|-------------------------------|---------------|------|-------------------------------------|------|------|------|------|------|--|
| DURATION                      | FREQUENT (EY) |      | ANNUAL EXCEEDANCE PROBABILITY (AEP) |      |      |      |      |      |  |
| mm/h                          | 63.2%         | 50%  | 20%                                 | 10%  | 5%   | 2%   | 1%   |      |  |
| 1 min                         | 161           | 181  | 241                                 | 281  | 319  | 369  | 407  |      |  |
| 2 min                         | 134           | 150  | 200                                 | 234  | 267  | 315  | 352  |      |  |
| 3 min                         | 127           | 142  | 189                                 | 221  | 253  | 297  | 331  |      |  |
| 4 min                         | 121           | 136  | 181                                 | 212  | 242  | 283  | 314  |      |  |
| 5 min                         | 116           | 130  | 174                                 | 203  | 232  | 270  | 299  |      |  |
| 10 min                        | 95.4          | 107  | 142                                 | 166  | 188  | 217  | 239  |      |  |
| 15 min                        | 80.8          | 90.4 | 120                                 | 140  | 159  | 183  | 200  |      |  |
| 20 min                        | 70.3          | 78.6 | 104                                 | 121  | 138  | 159  | 174  |      |  |
| 25 min                        | 62.4          | 69.8 | 92.6                                | 108  | 122  | 141  | 156  |      |  |
| 30 min                        | 56.4          | 63   | 83.6                                | 97.4 | 111  | 128  | 141  |      |  |
| 45 min                        | 44.3          | 49.6 | 66                                  | 77.1 | 88   | 102  | 113  |      |  |
| 1 hour                        | 37            | 41.5 | 55.6                                | 65.2 | 74.6 | 87.3 | 97.1 |      |  |
| 1.5 hour                      | 28.7          | 32.3 | 43.7                                | 51.6 | 59.4 | 70.1 | 78.5 |      |  |
| 2 hour                        | 24            | 27.1 | 37.1                                | 44   | 50.9 | 60.4 | 67.9 |      |  |
| 3 hour                        | 18.7          | 21.3 | 29.7                                | 35.5 | 41.4 | 49.6 | 56   |      |  |
| 4.5 hour                      | 14.7          | 16.9 | 24.1                                | 29.1 | 34.3 | 41.3 | 46.8 |      |  |
| 6 hour                        | 12.5          | 14.5 | 20.9                                | 25.5 | 30.2 | 36.5 | 41.5 |      |  |
| 9 hour                        | 10            | 11.7 | 17.3                                | 21.3 | 25.4 | 30.8 | 35.2 |      |  |
| 12 hour                       | 8.61          | 10.1 | 15.1                                | 18.7 | 22.4 | 27.4 | 31.3 |      |  |
| 18 hour                       | 6.94          | 8.22 | 12.5                                | 15.5 | 18.7 | 22.9 | 26.3 |      |  |
| 24 hour                       | 5.94          | 7.06 | 10.8                                | 13.5 | 16.3 | 20.1 | 23   |      |  |
| 30 hour                       | 5.24          | 6.24 | 9.56                                | 12   | 14.5 | 17.9 | 20.6 |      |  |
| 36 hour                       | 4.72          | 5.61 | 8.62                                | 10.8 | 13.1 | 16.2 | 18.7 |      |  |
| 48 hour                       | 3.96          | 4.71 | 7.23                                | 9.1  | 11   | 13.7 | 15.9 |      |  |
| 72 hour                       | 3.03          | 3.59 | 5.5                                 | 6.92 | 8.41 | 10.5 | 12.2 |      |  |
| 96 hour                       | 2.46          | 2.91 | 4.44                                | 5.59 | 6.81 | 8.53 | 9.95 |      |  |
| 120 hour                      | 2.07          | 2.45 | 3.74                                | 4.7  | 5.73 | 7.2  | 8.41 |      |  |
| 144 hour                      | 1.79          | 2.12 | 3.23                                | 4.07 | 4.97 | 6.24 | 7.31 |      |  |
| 168 hour                      | 1.57          | 1.86 | 2.85                                | 3.6  | 4.4  | 5.53 | 6.48 |      |  |

| USE             |  | MIN | AEP   | MM/H | 2050 |
|-----------------|--|-----|-------|------|------|
| Eaves gutters   |  | 5   | 5%    | 232  | 295  |
| Box gutters     |  | 5   | 1%    | 299  | 380  |
| Minor drainage  |  | 10  | 10%   | 166  | 211  |
| Overland flow   |  | 10  | 1%    | 239  | 304  |
| Erosion control |  | 10  | 63.2% | 95.4 | 121  |

| YEAR | <1 h  | 2 h   | 6 h   | >24 h |
|------|-------|-------|-------|-------|
| 2030 | x1.18 | x1.16 | x1.12 | x1.10 |
| 2050 | x1.27 | x1.23 | x1.18 | x1.14 |
| 2070 | x1.33 | x1.28 | x1.22 | x1.17 |
| 2090 | x1.40 | x1.34 | x1.26 | x1.20 |

5-MINUTE ROW HIGHLIGHTED · BOXED: GUTTER DESIGN VALUES



Open on BOM

GRID CELL 26.6625 S, 152.8625 E

# Council

SOURCE: PLANINSIGHT COUNCIL DIRECTORY  
AS AT 7 OCT 2026

## Sunshine Coast Regional Council

[RATES & BILLING](#)[WATER SERVICES](#)[WASTE MANAGEMENT](#)[DEVELOPMENT APPLICATIONS](#)

PHONE

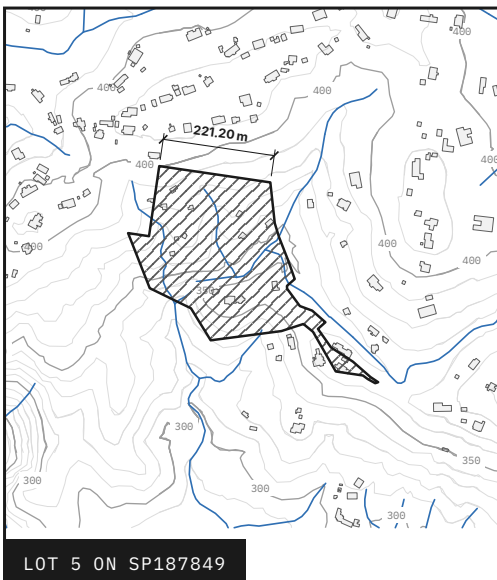
**07 5475 7222**

SMS

**0485 813 130**

### Maps for this lot

SEARCH: -26.668944, 152.870130



#### [Council map](#)

Council mapping: cadastre, zoning and aerial imagery. Search by address or paste the coordinates.

[developmenti.sunshinecoast.qld.gov.au/Home/FilterDirect?filters=LandNumber=1359129](http://developmenti.sunshinecoast.qld.gov.au/Home/FilterDirect?filters=LandNumber=1359129)



#### [Flood map](#)

Flood likelihood for this lot, from council flood studies.

[scrcpublic.maps.arcgis.com/apps/webappviewer/index.html?id=4a4269cf37ef432cb5454ea4fc1b...](http://scrcpublic.maps.arcgis.com/apps/webappviewer/index.html?id=4a4269cf37ef432cb5454ea4fc1b...)



### Online services

#### [Website](#)

Council home page

[www.sunshinecoast.qld.gov.au/](http://www.sunshinecoast.qld.gov.au/)

#### [Services portal](#)

Rates, requests and payments online

[www.sunshinecoast.qld.gov.au/pay-and-apply](http://www.sunshinecoast.qld.gov.au/pay-and-apply)

#### [DA search](#)

Online development application search

[developmenti.sunshinecoast.qld.gov.au/](http://developmenti.sunshinecoast.qld.gov.au/)

#### [Development applications](#)

Development applications and approvals

[www.sunshinecoast.qld.gov.au/development/development-applications](http://www.sunshinecoast.qld.gov.au/development/development-applications)

#### [Property searches](#)

Buying, selling and property searches

[www.sunshinecoast.qld.gov.au/development/searches](http://www.sunshinecoast.qld.gov.au/development/searches)

#### [Planning scheme](#)

The planning scheme that applies to this lot

[www.sunshinecoast.qld.gov.au/development/planning-documents/sunshine-coast-planning-sch...](http://www.sunshinecoast.qld.gov.au/development/planning-documents/sunshine-coast-planning-sch...)

07 OFFICIAL DOCUMENTS FOR THIS LOT

# Reports & links

AS AT 7 OCT 2026  
SCAN QR CODES ON PRINTED COPIES**STATE** State government   **COUNCIL** Local council   **FEDERAL** Australian Government    Not published for this lot**STATE** PDF

## Survey plan (SmartMap)

**Queensland Government · Titles & cadastre**

Cadastral SmartMap of the lot showing boundaries, dimensions and neighbouring parcels.

[apps.information.qld.gov.au/data/cadastre/GenerateSmartMap?q=5\SP187849](https://apps.information.qld.gov.au/data/cadastre/GenerateSmartMap?q=5\SP187849)

**COUNCIL** WEB

## Council site report

**Sunshine Coast Regional Council**

The council's own summary of planning and development information for the site.

[maps.scc.qld.gov.au/sitereport/index.html?report=da\\_public&utm\\_source=DAResult&utm\\_medium=referral](https://maps.scc.qld.gov.au/sitereport/index.html?report=da_public&utm_source=DAResult&utm_medium=referral)

**COUNCIL** PDF

## Council property report

**Sunshine Coast Regional Council**

The council's property details for the lot, including development history.

[developmenti.sunshinecoast.qld.gov.au/Home/PropertyDetailsView?landNumber=1359129&do=pdf](https://developmenti.sunshinecoast.qld.gov.au/Home/PropertyDetailsView?landNumber=1359129&do=pdf)

**FEDERAL** WEB

## Design rainfall (IFD)

**Bureau of Meteorology**

The official IFD results page for this location, the source of the design rainfall page.

[www.bom.gov.au/water/designRainfalls/revised-ifd/?design=ifds&sdmin=true&sdhr=true&sdda...](https://www.bom.gov.au/water/designRainfalls/revised-ifd/?design=ifds&sdmin=true&sdhr=true&sdda...)

**COUNCIL** WEB

## Development applications

**Sunshine Coast Regional Council**

Every application lodged on this lot on the council register, with plans and decision notices.

[developmenti.sunshinecoast.qld.gov.au/Home/FilterDirect?filters=LandNumber=1359129](https://developmenti.sunshinecoast.qld.gov.au/Home/FilterDirect?filters=LandNumber=1359129)



# Site details

SOURCES LISTED UNDER EACH SECTION  
AS AT 7 OCT 2026

## Property & title

|                  |                                                                                         |
|------------------|-----------------------------------------------------------------------------------------|
| TITLE REFERENCES | 5/SP187849, 5SP187849                                                                   |
| TENURE           | Freehold                                                                                |
| EASEMENTS        | Not published as open data. A title search lists registered easements and encumbrances. |

SOURCE: QUEENSLAND GOVERNMENT, QSPATIAL DIGITAL CADASTRAL DATABASE · FETCHED 30 SEP 2026

## Planning zone & overlays

|                             |                                         |
|-----------------------------|-----------------------------------------|
| ZONE                        | Rural Zone                              |
| PLANNING SCHEME             | Sunshine Coast Regional planning scheme |
| Bushfire Prone Area         | 79%                                     |
| High Bushfire Hazard Area   | 6%                                      |
| Medium Bushfire Hazard Area | 18%                                     |
| Landslide Hazard Area       | 70%                                     |
| Steep Land (Slope)          | 100%                                    |

SOURCE: SUNSHINE COAST REGIONAL PLANNING SCHEME · FETCHED 30 SEP 2026

## Hazard mapping

|                                                                                       |              |
|---------------------------------------------------------------------------------------|--------------|
| Flood                                                                                 | Not affected |
| Bushfire: Bushfire Prone Area, High Bushfire Hazard Area, Medium Bushfire Hazard Area | 79% of lot   |
| Landslide: Landslide Hazard Area                                                      | 70% of lot   |
| Coastal                                                                               | Not affected |
| Acid Sulfate Soils                                                                    | Not affected |

Percentages are the share of the lot inside the mapped hazard area. No data means the layer is not published for this area or could not be checked, not that the lot is free of the hazard.

SOURCE: SUNSHINE COAST PLANNING SCHEME 2014 – FLOOD HAZARD OVERLAY; BUSHFIRE PRONE AREA – QUEENSLAND SERIES, © STATE OF QUEENSLAND (QUEENSLAND FIRE AND EMERGENCY SERVICES) 2017 (CC BY 4.0); QUEENSLAND COASTAL HAZARD AREA – © QUEENSLAND GOVERNMENT (DEPARTMENT OF ENVIRONMENT AND SCIENCE) 2018 (CC BY 4.0); SUNSHINE COAST COUNCIL FLOOD RISK (OCT 2025); SUNSHINE COAST PLANNING SCHEME 2014 – BUSHFIRE HAZARD OVERLAY; SUNSHINE COAST PLANNING SCHEME 2014 – LANDSLIDE HAZARD OVERLAY; SUNSHINE COAST PLANNING SCHEME 2014 – STEEP LAND OVERLAY; SUNSHINE COAST PLANNING SCHEME 2014 – ACID SULFATE SOILS OVERLAY · FETCHED 30 SEP 2026

Site & contours

|                 |                                                                                                                 |
|-----------------|-----------------------------------------------------------------------------------------------------------------|
| CONTOURS        | In the DXF at 1 m intervals                                                                                     |
| CONTOUR SOURCES | LiDAR 1 m, LiDAR 5 m, SRTM 10 m                                                                                 |
| DXF COORDINATES | Local metres about the lot centroid, north up. Move and rotate before combining with MGA / GDA2020 survey data. |

SOURCE: LIDAR 1 M, LIDAR 5 M, SRTM 10 M

Files supplied with this report

|                                       |                                                                                                              |     |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------|-----|
| planinsight.com.au-lot-5-SP187849.dxf | Boundary & lot labels, contours, buildings, watercourses and hazard overlays. Opens in AutoCAD and Civil 3D. | DXF |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------|-----|