WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

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Alex Preston
Development Manager
Cohese Property Pty Ltd
9 Thompson Street
Bowen Hills QLD 4006

Via email: alexpreston@cohesepropery.com

Dear Alex

Our ref: 26020395-L02-V03

Proposed ROL and MCU for 60-70 Clarks Road, Loganholme – Desktop Flooding Review

1 BACKGROUND

1.1 Overview

Cohese Property Pty Ltd has acquired the site at 60-70 Clarks Road, Loganholme (Lot 1-4 RP 208875), which has an existing Operational Works approval for earthworks (OW/152/2020). Since the Operational Works was approved in 2020, Logan City Council (LCC) have introduced a Flooding TLPI and adopted a new Logan Albert River Flood Study (LARFS 2023). It is understood that a Minor Change application was lodged on 24 July 2026 and is under assessment (OW/152/2020/A). The minor change included modifications to the earthworks levels to align with updated defined flood level (DFL) from the LARFS 2023 and create a flood free developable area.

This desktop review has been prepared to support a Reconfiguration of a Lot (ROL) and Development Permit for Material Change of Use – Building Envelopes (MCU) application on the site (this application) based on the updated bulk earthworks associated with the minor change application. This letter reviews the contemporary TLPI and LARFS 2023 to provide an overview of the assessment benchmarks and expectations for compliance with the *Flood hazard code (Part 8.2.5)* of the *Logan Planning Scheme 2015 (version 9.2 including TLPI).* This desktop review also includes a code response table for use in the ROL application.

1.2 Site description

The site address is 60-70 Clarks Road, Loganholme (described as Lot 1-4 RP208875) as shown in Figure 1-1. The site is zoned Low density residential zone (Suburban precinct) and rural zone. Much of the site is low-lying and subject to flooding from the Logan River, however the part of the site subject to the Operational Works approval and this application is on the southwest boundary adjacent to the existing subdivision and is approved for filling above the DFL. The proposed access is from Tamborine Street.



Figure 1-1 Site location (Source: Logan planning scheme interactive mapping)

1.3 Proposal description

The development seeks to reconfigure the site and undertake a 4 lot into 31 residential lots, stormwater lot (lot 800) and a two balance lots (1 for dedication to Council as environmental management and 1 for the existing dwelling fronting Clarks Road). The proposed residential lots and stormwater lot are contained to the approved earthworks pad under OW/152/2020/A pending minor change approval, with vehicular access link proposed to Tamborine Street as shown in Figure 1-2.

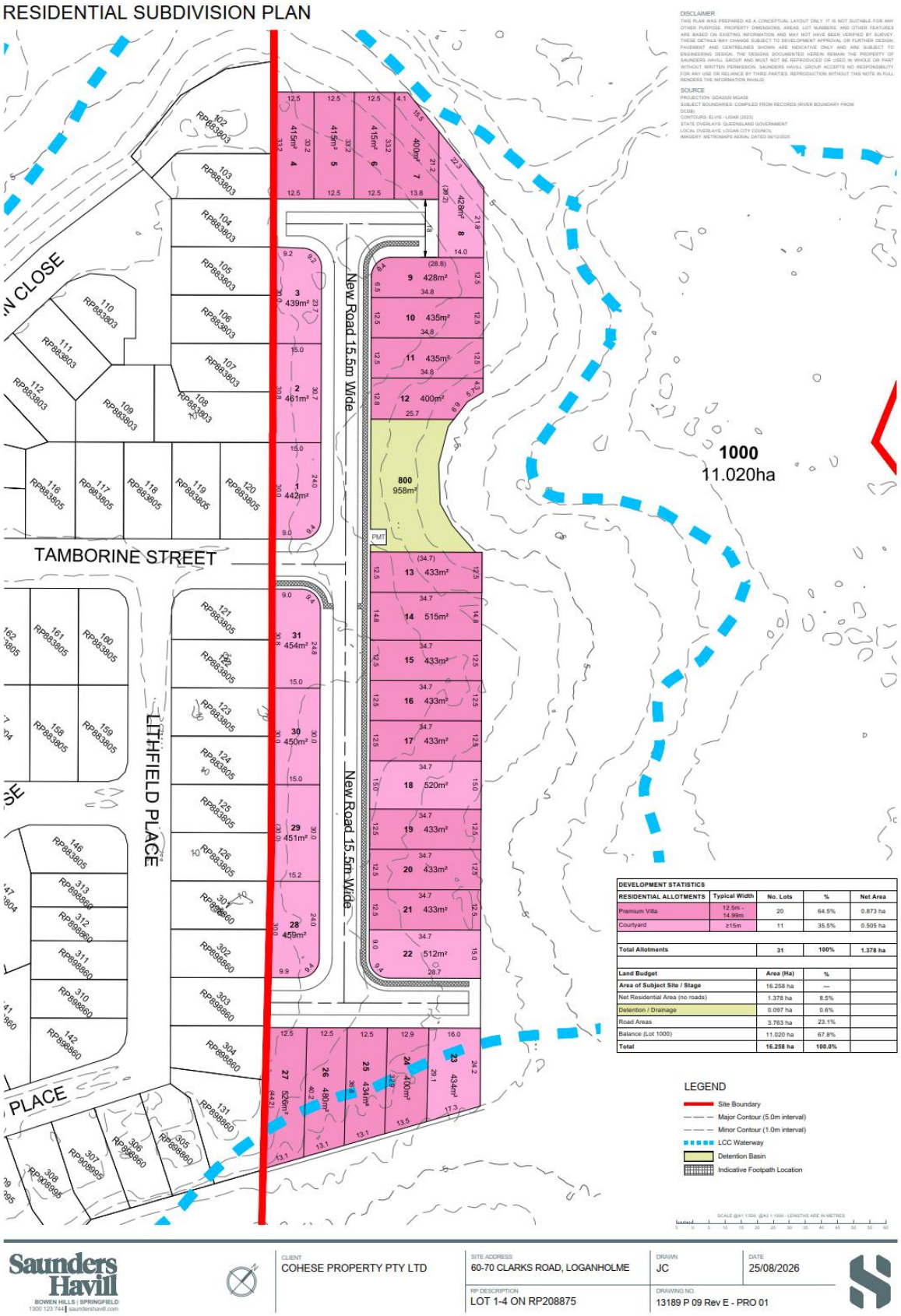


Figure 1-3 Proposed Plans (Source: Cohese Property 2026)

1.4 Prelodgement Meeting (PLM 158 2026)

On 17 June 2026 the applicant and LCC held a Prelodgement Meeting. Meeting minutes were subsequently issued (Ref PLM 158/2026). LCC's flood mapping in relation to the site is shown in Figure 1-4. Items specifically relating to Flooding were discussed as follows:

Temporary Local Planning Instrument (TLPI) No. 1/2024 commenced on Thursday 6 March 2025, giving effect to updated risk-based flood mapping and policy for Logan. This TLPI incorporates more recent flood studies and policy refinements based on community and industry feedback. It suspends and replaces flood-related provisions of the Logan Planning Scheme 2015 and replaces TLPI No. 1/2023 (now repealed). The ePlan presents this updated mapping and policy.

In respect to this area of the proposal, the property is located within the High flow area and High flood risk area with partial Moderate and Low flood risk areas, therefore, an application triggers assessment against the outcomes of the Flood Hazard Overlay Code.

As the area has safe access to essential goods and a pad area was previously approved under OW/152/2020, there is potential for development options in this area under the Flood Hazard Overlay Code. Noting that, at the time of assessment OW/152/2020 used a different Defined flood event, amended designs are necessary. There are also opportunities to refine the pad. This could be done through a change application if it is demonstrated there is no increase of risk during flooding. It is critical that any proposed filling within the High flood risk area is demonstrated to maintain floodplain conveyance function in accordance with AO/PO22 of the Flood hazard overlay code. Council's Flood Policy PSP 10 – Flood provides guidance on how to determine areas of floodplain conveyance. Any new earthworks application will need to be in accordance with Part D of the Flood hazard overlay code. No development envelope areas, lot areas or roads are to be located in a High flood risk area or below the Defined flood event level.

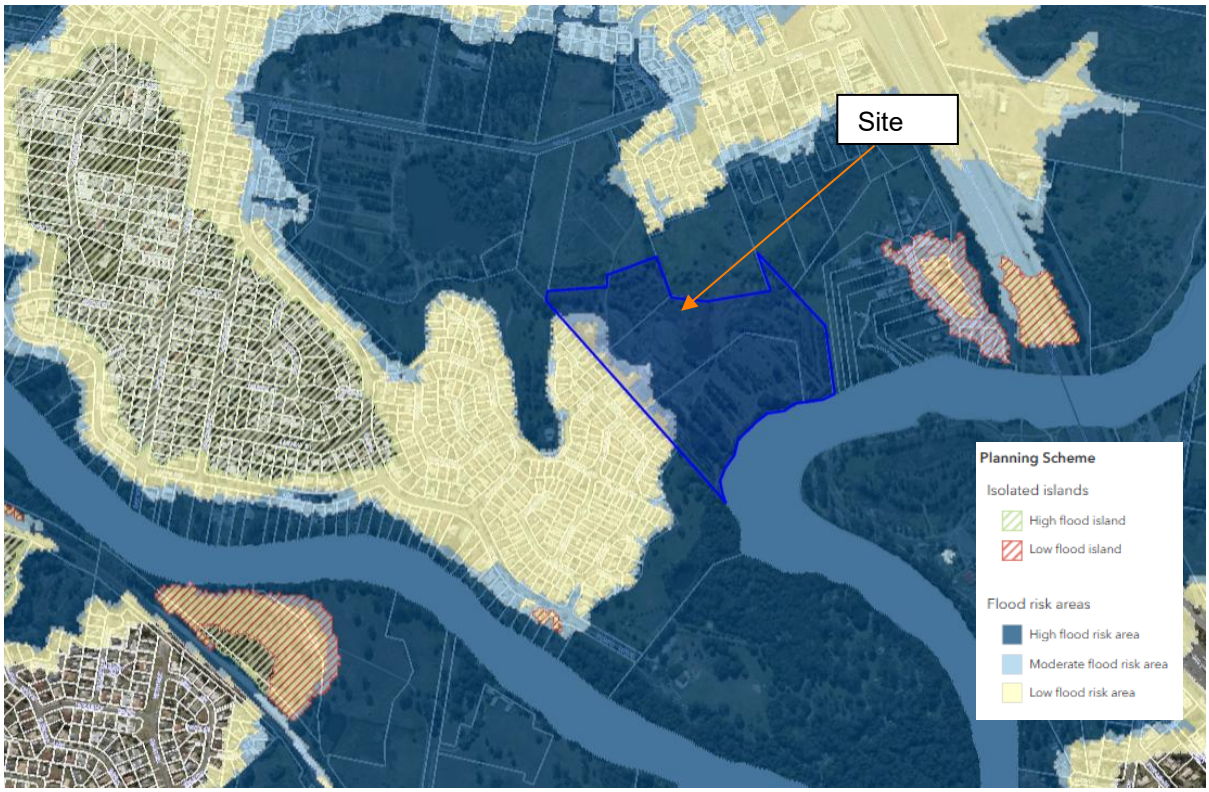


Figure 1-4 Flood hazard overlay code (Source: Logan planning scheme interactive mapping)

Response to Prelodgement minutes

Water Technology understands that a Change application has been made to the previously approved operational works OW/152/2020) which is under assessment. The minor change, amongst other changes, raised the finished surface level of the fill pads to achieve the new DFL of 8.2m AHD. Water Technology have undertaken a separate review of potential hydraulic impacts of the revised earthworks (Ref: WT Letter 26020395-L01-V01 dated 14 July 2026).

2 CODE REQUIREMENTS

2.1 Key matters to address

Following a review of the Flood hazard overlay code the key requirements for the site to achieve compliance are as follows:

- Development envelope area above the flood level during the defined flood event as per PO5/AO5, PO6/AO6 and PO7/AO7
- Reconfiguring of a lot ensures each lot has either flood-free or low flood hazard vehicle access to a road above the flood level and to a suitable flood-free area that contains essential goods as per PO17/AO17, PO18/AO18 and PO19/AO19.
- Key requirements relating to preservation of the floodplain as per PO22 to PO26 are addressed through reference to the previously approved operational works application for earthworks and subsequent minor change application.

2.2 Development envelope area

The proposed development complies with PO5/AO5 of the Flood hazard overlay code as all of the proposed new residential blocks will be elevated above the defined flood event of 8.2 mAHD as per the previously approved OW/152/2020 and minor change application OW/152/2020/A (under assessment), subsequent minor change application and earthworks associated with this ROL as illustrated in Figure 2-1.

Furthermore, the proposed development complies with PO6/AO6 as each lot will therefore be located outside the High flood risk area and complies with PO7/AO7 is located outside of a Flood investigation area identified on Flood hazard overlay map as shown in Figure 1-1.

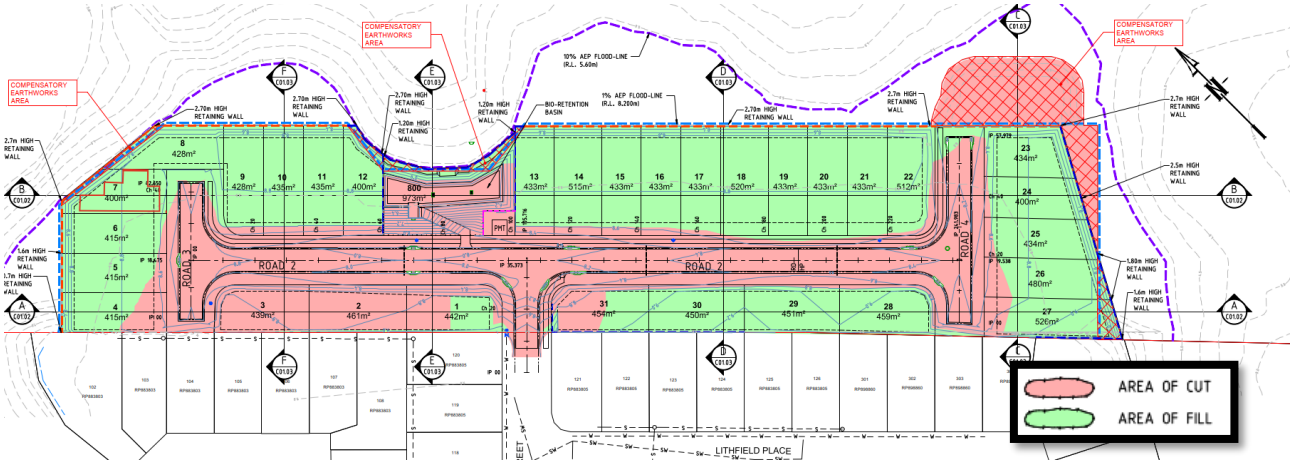


Figure 2-1 Earthworks Associated with ROL Application (Source: WSA 2026)

2.3 Access

The proposed development will not comply with AO17, AO18 and AO19 as the internal road network includes a sag point with an invert level of 8.0m AHD, which is 0.2m below the DFL. The potential depth of inundation at the sag point meets the requirements of a low flood hazard as the maximum depth of inundation is less than 0.3m in the DFE and less than 200m in length.

The route to the flood-free area that contains essential goods illustrated in Figure 2-2, which consists of the IGA Loganholme precinct situated on Ascot Drive (refer Figure 2-3). The shopping precinct is approximately 500m from the site and also contains a child-care centre (Ascot Drive Early Childhood Centre) and a Pharmacy. The entire route is flood-free in the DFE except for the sag point within the proposed development, which is classified as a low flood hazard.

Therefore, the proposed development achieves the performance outcome prescribed for PO17, PO18 and PO19 of the Flood hazard overlay code as the access route achieves a low flood hazard classification.

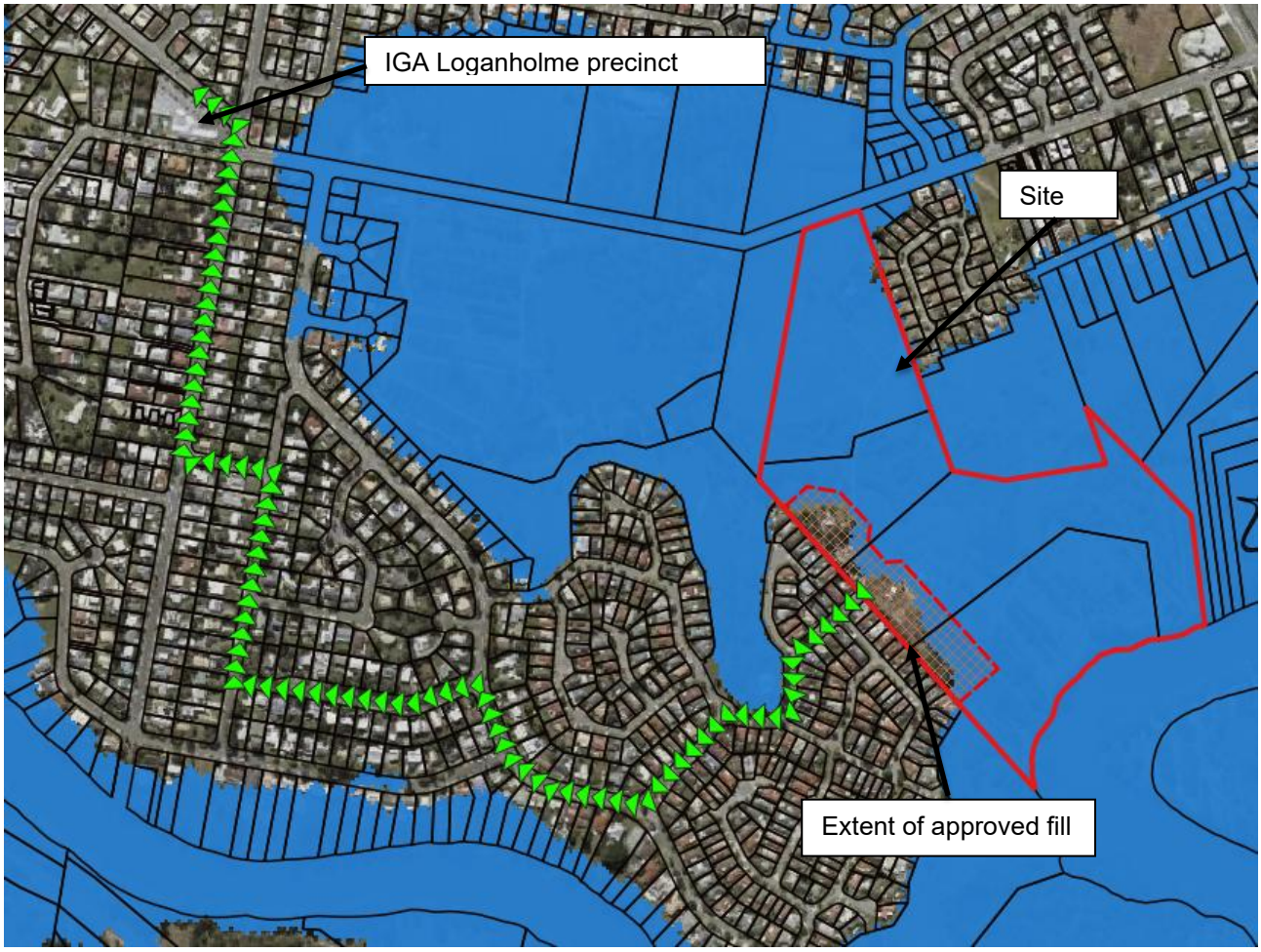


Figure 2-2 Route that leads to a suitable flood-free area that contains essential goods



Figure 2-3 Loganholme IGA shopping precinct showing IGA, Child care centre and Pharmacy (Source: Google Street View)

2.4 Preservation of Floodplain (Flood Impacts)

Earthworks below the DFL were approved under OW/152/2020, supported by a Flood Assessment by Water Technology dated 1/10/2020 (WT 2020). The subsequent minor change application (OW/152/2020/A) introduced minor adjustments to the pad levels to ensure all lots remain above the DFL. This application only includes minor earthworks below DFL, which will result in a net increase in floodplain storage at the site. Therefore, the proposed development will not result in adverse offsite flooding impacts.

With respect to site-specific stormwater runoff, this was previously reviewed by WT (WT 2020). The review indicated that the site is afforded with a lawful point of discharge to the tidal waterway of the Logan River on the south-eastern boundary of the site. As such, there was no requirement to achieve 'non-worsening' on peak discharge to this location. The development would however need to provide a suitable means to convey stormwater to the tidal waterway. Stormwater quantity management (onsite detention) was not considered necessary.

3 FLOOD HAZARD OVERLAY CODE RESPONSE

This section provides a tabulated response to Table 8.2.5.3.1 assessable development of Flood hazard overlay code response.

Table 3-1 Flood Hazard Overlay Code response

Performance Outcome	Acceptable Outcome	Comment
Part A - Risk compatibility (other than a Home-based business		
PO1: A development envelope area is located outside of a High flood risk area identified on Flood hazard overlay map OM-05.04 unless complying with the requirements identified in Table 8.2.5.3.2 - Land use compatibility in a high flood risk area.	**AO1:** Development is contained in a development envelope area located outside of a High flood risk area identified on Flood hazard overlay map OM-05.04	Previously approved earthworks locates all lots above the DFL, therefore complies.
PO2: Vulnerable use activities: are not located in a High flood island identified on Flood hazard overlay map OM-05.01; are located outside of the floodplain unless located in: a Low flood risk area identified on Flood hazard overlay map OM-05.04; or the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03 and involving a Hospital.	**AO2:** No acceptable outcome provided.	N/A Application not for vulnerable use activity
PO3: Essential community infrastructure activities are not located in the floodplain unless: there is an overriding planning need for the use; there is no alternative site located outside of the floodplain that would address the identified need; development maintains functionality during and after all flood events, including the probable maximum flood; where for Emergency services, the development remains accessible during and after all flood events, including the probable maximum flood. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	**AO3:** No acceptable outcome provided.	N/A Application not for essential community infrastructure
PO4: Development is located outside of a Flood investigation area identified on Flood hazard overlay map OM-05.04, unless it: is demonstrated to be compatible with the level of flood risk; delivers the relevant outcomes for the flood risk area, including a: High flood risk area; Moderate flood risk area; Low flood risk area and High flood island where involving Essential community infrastructure activities or Vulnerable use activities. Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving this performance outcome. It also includes guidance on how to demonstrate compliance with this performance outcome.	**AO4:** No acceptable outcome provided.	N/A site is outside of a flood investigation area
Reconfiguring a lot		
PO5 Development provides a development envelope area that is: above the flood level during the defined flood event; of an area and dimensions to accommodate the activities associated with the intended use.	AO5 Development provides a development envelope area above the flood level during the defined flood event with a minimum size and dimension specified in Table 8.2.5.3.4 - Development envelope area.	Complies with AO5 – developable area of all newly created residential lots have previously been filled above the Defined Flood Level of 8.2 mAHD.
PO6 Each lot has a development envelope area located outside a High flood risk area identified on Flood hazard overlay map OM-05.04, except where limited to: the rearrangement of boundaries and flood risk is not materially increased on new lots; or creating an additional lot for the purpose of a drainage or environmental reserve.	AO6 No acceptable outcome provided.	Complies with PO6 – developable area of all newly created residential lots will be located outside the High flood risk area due to previously approved earthworks at the site.

PO7 Reconfiguring a lot involving a development envelope area located in a Flood investigation area identified on Flood hazard overlay map OM-05.04 is limited to: the realignment of boundaries where the development envelope area is located outside a High flow area identified on Flood hazard overlay map OM-05.02; or the development is demonstrated to be compatible with the level of flood risk, including delivering the relevant outcomes for a: High flood risk area; Moderate flood risk area; Low flood risk area and High flood island where involving Essential community infrastructure activities or Vulnerable use activities. Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving Performance Outcome 7(b).	AO7 Each lot has a development envelope area located outside of a Flood investigation area identified on Flood hazard overlay map OM-05.04.	Complies with AO7 – developable area of all newly created residential lots are located outside of the Flood Investigation Area.
Part B - Resilient building location, design and operations (other than a Home-based business)		
PO8 Buildings and structures are located outside of a High flow area. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome where located in a Flood investigation area and it is proposed to undertake a detailed localised flood risk assessment.	AO8.1 New buildings and structures, other than fences, are located outside of a High flow area identified on Flood hazard overlay map OM-05.02. AO8.2 Enclosure of existing structures or areas underneath an existing building, such as an undercroft, does not occur in a High flow area identified on Flood hazard overlay map OM-05.02.	Previously approved earthworks locates all lots above the DFL, therefore complies.
PO9 A Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03 ensures that the location, design and operation of development: mitigates the risk of flooding to buildings and structures; minimises risk of injury to life and damage to property and infrastructure; maintains functionality during and after all flood events, including the probable maximum flood. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO9 No acceptable outcome provided.	N/A Application not in the Meadowbrook flood assessment area
PO10 Buildings are designed to account for the potential risk of inundation during flood events by complying with the Minimum flood planning levels identified in Table 8.2.5.3.3 - Minimum flood planning levels. Editor's note - Planning scheme policy 10 - Flood provides guidance on obtaining available flood level information for a property from Council, and resilient design.	AO10 No acceptable outcome prescribed.	Previously approved earthworks locates all lots above the DFL, therefore complies.
PO11 Vehicle maneuvering areas and car parking (other than a Parking station) are only located below the defined flood event where there is no increase in risk to: pedestrian and vehicular safety; a building or other structure. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO11 Vehicle maneuvering areas and car parking (other than a Parking station) are located above the defined flood event.	Complies with AO11 - Driveways of all new created residential lots are to be located above the defined flood level of 8.2mAHD.
PO12 Basement access and openings are designed and located to: ensure safety during a flood event; improve resilience to flood events; reduce recovery time after flooding; minimise economic loss to individual and public assets stored in the basement. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO12 All entry points and openings to a basement are located at or above the Minimum flood planning levels identified in Table 8.2.5.3.3 - Minimum flood planning levels.	N/A Application does not include basements

PO13: Essential building services and infrastructure is located or designed to ensure their continued function during and immediately after flood events that are up to and including the: defined flood event for uses other than Essential community infrastructure activities or Vulnerable use activities; or probable maximum flood for Essential community infrastructure activities or Vulnerable use activities. Note - Essential building services and infrastructure may include air conditioning ducts, communication equipment, charging units, pumps, motors, sensitive electrical equipment such as transformers, low voltage switch gear, high voltage switch gear, battery charges, and communal assets and materials (such as waste bins or chemicals). Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO13: The function of essential building services and infrastructure is maintained during a flood event by: locating the services and infrastructure outside of a High flood risk area identified on Flood hazard overlay map OM-05.04; locating the services and infrastructure above the flood planning level in accordance with Table 8.2.5.3.3 - Minimum flood planning levels; or designing and constructing essential services and infrastructure to exclude water infiltration for flood events up to and including: the defined flood event where not involving Essential community infrastructure activities or Vulnerable use activities; the probable maximum flood where for Essential community infrastructure activities or Vulnerable use activities.	Previously approved earthworks locates all lots above the DFL, therefore complies
PO14 Screening the understorey of a building: does not impede the passage of floodwater or overland flow in a High flood risk area identified on Flood hazard overlay map OM-05.04; maintains an attractive streetscape interaction and interface as intended by the zone, precinct or local plan. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO14 No acceptable outcome provided.	N/A - Previously approved earthworks locates all lots above the DFL
PO15 Development protects public safety and the environment from release of hazardous materials into floodwaters by: locating hazardous materials and chemicals outside of a High flood risk area or High flow area identified on Flood hazard overlay map OM-05.04 and OM-05.02; ensuring hazardous materials are stored to prevent the release or hazardous reaction of hazardous materials during flood events, including events rarer than the defined flood event.	AO15.1 Development involving the manufacturing or storage of hazardous materials, or involving hazardous chemicals at a hazardous chemical facility is located outside of a: High flood risk area identified on Flood hazard overlay map OM-05.04; High flow area identified on Flood hazard overlay map OM-05.02. AO15.2 Development in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04: does not involve the manufacturing or storage of hazard materials or hazardous chemicals at a hazardous chemical facility; or ensures the storage of hazardous materials is located above the 0.2% AEP at 2100 flood event.	N/A Application does not involve the manufacturing or storage of hazardous materials
Part C - Access and evacuation (other than a Home-based business)		
PO16 Development involving Vulnerable use activities, other than a Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03, has a low flood hazard vehicle evacuation route that leads outside the floodplain to a suitable area that supports the needs of evacuees. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO16 No acceptable outcome provided.	N/A development does not involve Vulnerable use activities.
PO17 Development involving an accommodation land use has a low flood hazard vehicle route to a suitable flood-free area that contains essential goods to serve the needs of people. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO17 During the defined flood event, development for an accommodation land use has a: flood-free vehicle access to a road above the flood level; flood-free vehicle route that leads to a suitable flood-free area that contains essential goods.	Performance outcome sought against PO17. Sag point of new road is located at 8.0m AHD and subject to 200mm inundation at the DFL. New road meets requirements for low flood hazard vehicle route, therefore, achieves requirements of PO17. Outside of site, a flood-free route to a suitable flood free area with essential goods is available. Refer to discussion in Section 2.3.

PO18 Development has a low flood hazard vehicle route from dwellings to a flood-free or low flood hazard road.	AO18 During the defined flood event, development involving a new dwelling or an increase in bedrooms, has a flood-free vehicle route from dwellings to the flood-free road. Editor's note - Figure 8.2.5.3.1 - Compliant dwelling with flood-free vehicle route illustrates an example of a development complying with this acceptable outcome. Figure 8.2.5.3.2 - Non-compliant dwelling with no flood-free vehicle route illustrates an example of a development that does not comply with this acceptable outcome.	Performance outcome sought against PO18. Sag point of new road is located at 8.0m AHD and subject to 200mm inundation at the DFL. New road meets requirements for low flood hazard vehicle route, therefore, achieves requirements of PO18.
PO19 Reconfiguring of a lot intended for a future dual occupancy (auxiliary unit), dwelling house or accommodation land use ensures each lot has internal low flood hazard vehicle access to a road and a low flood hazard vehicle route to a suitable flood-free area that contains essential goods to serve the needs of people. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO19 Reconfiguring of a lot in a residential zone category or Emerging community zone, or intended for a future dual occupancy (auxiliary unit), dwelling house or accommodation land use, ensures each lot during the defined flood event has a: flood-free vehicle access to a road above the flood level; flood-free vehicle route that leads to a suitable flood-free area that contains essential goods.	Performance outcome sought against PO19. Sag point of new road is located at 8.0m AHD and subject to 200mm inundation at the DFL. New road meets requirements for low flood hazard vehicle route, therefore, achieves requirements of PO19.
PO20 Development, other than where PO16-PO19 is applicable: ensures safe self-evacuation by having, for a period of at least 10 hours, low flood hazard vehicle access to a low flood hazard road; or is only isolated for a period of less than 4 hours from a low flood hazard road and there is a suitable area on site that is: above the defined flood event; not a Low flood island identified on Flood hazard overlay map OM-05.01 or an area impacted by flash flooding during the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO20 Where AO16-AO19 is not applicable, development has flood-free vehicle access to a road that is above the flood level during the defined flood event.	Performance outcome sought against PO20. Sag point of new road is located at 8.0m AHD and subject to 200mm inundation at the DFL. New road meets requirements for low flood hazard vehicle route, therefore, achieves requirements of PO20 (a).
PO21 Development identified in Table 8.2.5.3.5 - Development requiring a flood emergency management plan appropriately plans for its safe operation and evacuation during a flood event to ensure there is no burden on emergency services, including during a probable maximum flood where involving Vulnerable use activities. Note - Planning scheme policy 10 - Flood provides guidance preparing a flood emergency management plan to achieve this performance outcome. Note - Flood emergency management plans do not alter the land use tolerability to a flood risk area, nor act as an alternative to achieving other specified mitigation measures required to ensure risk is mitigated to a tolerable or acceptable level. Flood emergency management plans should be utilised to assist in managing residual risk of development and should be implemented as a tool to plan for safe evacuation where an active management entity exists for the development.	AO21 No acceptable outcome provided.	N/A Development does not require or necessitate a flood emergency management plan.
Part D - Preservation of floodplain function and overland flow paths (other than a Home-based business)		
PO22 Filling and excavation ensures the conveyance function of a High flood risk area and Flood investigation area identified on Flood hazard overlay map OM-05.04 is maintained. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO22 Where located in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04, filling and excavation, other than for stormwater quantity and quality infrastructure, does not exceed: a total volume of 20m^3; a total area of 2,000m^2.	Complies with PO22. Filling to above the DFL has previously been approved under OW/152/2020 and subject to minor change OW/152/2020/A (under assessment). No additional filling below the DFE or within the high flood risk area is sought associated with this application.

PO23 Development does not involve earthworks that would either directly, indirectly or cumulatively cause a loss of floodplain storage below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO23 The total volume of fill is equal to or less than the total volume of cut where earthworks are below the level of the defined flood event in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04.	Complies with PO23. Filling to above the DFL has previously been approved under OW/152/2020 and subject to minor change OW/152/2020/A (under assessment). No additional filling below the DFL is sought associated with this application.
PO24 Development does not involve works that would either directly, indirectly or cumulatively: concentrate, intensify or divert floodwater or overland flow paths onto upstream, downstream or adjacent properties; result in an increase in flood levels or flood hazard on upstream, downstream or adjacent properties; result in a loss of floodplain storage up to and including the defined flood event; adversely impact the role and function of waterways and areas of ecological significance; adversely affect adjoining premises, infrastructure and the environment. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO24 No acceptable outcome provided.	Complies with PO24. Filling to above the DFL has previously been approved under OW/152/2020 and subject to minor change OW/152/2020/A (under assessment). No additional filling below the DFL or within the high flood risk area is sought associated with this application.
PO25 Development does not adversely change the following flood characteristics for all flood events up to and including the defined flood event: peak flow; flow of any part of the flood before the peak; flood flow velocity; level of flooding; flood time to peak. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO25 No acceptable outcome provided.	Complies with PO25. Consideration of potential flood impacts and discharge of stormwater from the development to the lawful point of discharge (the Logan River) was included in the Flood Assessment by WT dated 1/10/2020 associated with OW/152/2020. The current proposal for no onsite detention is consistent with the previously approved assessment.
PO26 Development does not cause a rapid or unexpected increase in safety risks or flood damage during a flood event larger than the defined flood event, including flood events up to and including the probable maximum flood. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO26 No acceptable outcome provided.	Complies with PO26. Filling to above the DFL has previously been approved under OW/152/2020 and subject to minor change OW/152/2020/A (under assessment). No additional filling below the DFL or within the high flood risk area is sought associated with this application.
PO27 A stormwater quality improvement device is located to retain existing floodplain storage capacity and ensure functionality of the stormwater quality improvement device. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO27 A stormwater quality improvement high flow outlet device is located: above the 5% AEP flood event caused by local flooding; above the 5% AEP flood event caused by regional flooding.	The bioretention basin emergency outlet is located at 6.5m AHD, which is equivalent to the regional 5% AEP flood level. Therefore, complies with AO27.
PO28 A stormwater quantity management device is located to retain existing floodplain storage capacity and ensure functionality of the stormwater quantity management device. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO28 A stormwater quantity management outlet device is located above the 2% AEP flood event.	N/A - no stormwater quantity management device proposed.

PO29 Stormwater infrastructure does not result in a loss of floodplain storage below the defined flood event.	AO29 Filling and excavation associated with stormwater quantity and quality infrastructure has a total volume of fill equal to or less than the total volume of cut where below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on stormwater management detention basins.	Filling to above the DFL has previously been approved under OW/152/2020 and subject to minor change OW/152/2020/A (under assessment). No additional filling below the DFL or within the high flood risk area is sought associated with this application.
Part E - A Home-based business		
PO30 A Home-based business does not put additional people at risk of flooding during the defined flood event. Note - Where detailed flood information does not exist to determine the defined flood event, a Registered Professional Engineer of Queensland with expertise in flood studies may be required to determine the relevant defined flood event and demonstrate compliance with this outcome. Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO30.1 In a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04, a Home-based business does not involve: non-resident staff or visitors to the premises; new buildings or structures associated with the home-based business. AO30.2 Buildings, structures and storage of items associated with a Home-based business are located outside of a High flow area identified on Flood hazard overlay map OM-05.02.	N/A
PO31 A Home-based business being a bed and breakfast or farm stay has: low flood hazard vehicle manoeuvring areas; low flood hazard vehicle access to a low flood hazard road.	AO31 A Home-based business being Short-term accommodation where a bed and breakfast or farm stay has: flood-free vehicle manoeuvring areas during a defined flood event; flood-free vehicle access to a road above the flood level during a defined flood event.	N/A

4 CONCLUSION

This desktop review has indicated that the proposed ROL and MCU application over 60-70 Clarks Road, Loganholme (Lots 1-4 RP 208875) can generally comply with the acceptable outcomes under the *Flood hazard code (Part 8.2.5)* of the *Logan Planning Scheme 2015 (version 9.2 including TLPI)*. Performance outcomes are sought with respect to access provisions, noting that the new road internal to the development meets the associated performance outcomes for access achieving a low flood hazard classification..

On this basis, the proposed development can readily be supported by LCC.

Yours sincerely



Greg Hansell
Principal Engineer
greg.hansell@watertech.com.au
WATER TECHNOLOGY PTY LTD

Water Technology pays respect to all First Nations peoples, their cultures and to their Elders, past and present.