

# Flood Level Report



The Logan City Council Flood Level Report is provided to support planning and development in accordance with the current version of the Logan Planning Scheme 2015. This report summarises the relevant information for the Flood Hazard overlay code and applicable flood planning levels. The content of this report should be considered along with all other applicable planning and development requirements.

This tool is not designed to give information on the risk of flooding for the purposes of preparing for potential flooding that may affect your home or business. For information on disaster preparedness please visit Council's [Disasters and Emergencies](#) webpage.

## FLOOD HAZARD INFORMATION ADVICE

**Logan City Council is currently in the process of re-modelling flood hazard across the city. The purpose of re-modelling flood hazard enables Council to get a better understanding of flood risk to the community, Council infrastructure and for disaster preparedness. Council will also apply State policies and National standards on flooding to the modelling. The extent of the flood hazard overlay shown on the Logan Planning Scheme Flood hazard overlay map OM-05.00 is likely to change substantially as a result of this re-modelling, namely additional areas that are not currently mapped as affected by flood hazard will be mapped as affected by flood hazard, and areas currently mapped as being subject to flood hazard may be the subject of greater flood hazard. Once endorsed Council will use this new flood modelling to update the Logan Planning Scheme flood hazard overlay and update the Defined Flood Levels for development. In the meantime, all persons planning to undertake development in the city are strongly encouraged to [contact Council's Rivers and Catchment Engineering Program](#) (phone 07 3412 3412) to establish the status of the re-modelling and to determine how it may impact their land.**

## Property Details

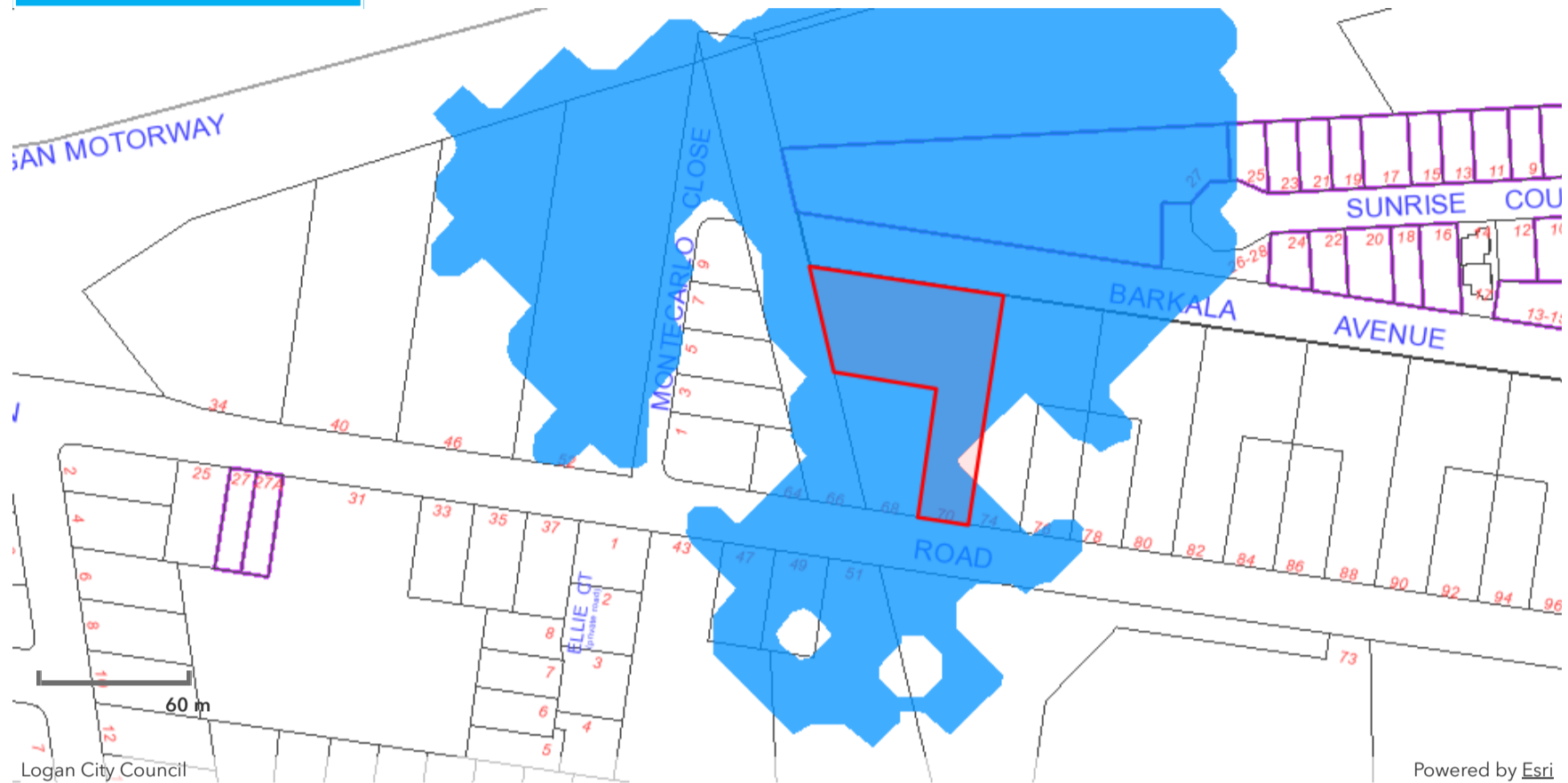
<b>Address:</b>	70-72 Station Road LOGANLEA QLD 4131	<b>Property Key:</b>	203382
<b>Lot/Plan:</b>	Lot 2 RP 99638	<b>Division:</b>	6
<b>Property Size:</b>	3,774 m <sup>2</sup> (survey plan area)		
<b>Zone and precinct:</b>	Low Density Residential - Small Lot		

## Planning and Development Triggers

The Flood Hazard Overlay from the [Logan Planning Scheme 2015](#) is displayed. If the selected property is impacted/affected, the Flood Level Report will provide information about flood levels. For further information please contact Council by emailing [Council@logan.qld.gov.au](mailto:Council@logan.qld.gov.au) or phoning (07) 3412 5282.

Flood Hazard Overlay Code Applies

This property has been identified in a natural hazard area for flooding. The Flood Hazard overlay code is triggered for planning and development purposes.



## Ground Level Information

<b>Minimum Ground Level</b>	8.7m AHD
<b>Maximum Ground Level</b>	10m AHD
<b>Source</b>	2013 Digital Elevation Model (5 metre grid)

## Design Flood Level Information

The design flood level information below provides water surface levels for a range of typical planning and development design standards. The flood planning level for most development in the Flood Hazard overlay area is the Defined Flood Event. The design flood level information should be considered in conjunction with the Logan Planning Scheme 2015. These flood levels are provided to assist in planning and design and have been sourced from Council's adopted flood modelling and flood study at this location. The flood study has been based on the best available information at the time of completing the study. The flood levels are measured in metres Australian Height Datum (mAHD), where mean sea level is approximately zero (0) mAHD.

N/A = not available

Design Event	1 % AEP Defined Flood Level	2 % AEP	5 % AEP	10 % AEP *	20 % AEP *
Flood Level (m AHD)	9.8	9.2	N/A	N/A	N/A
Flood Study	Logan Albert Rivers Flood Study 2014				

Note: It is possible that some design flood level information may not be available (shown as 'N/A'). If design flood information is not available, please contact Council on (07) 3412 3412 or via email at [Council@logan.qld.gov.au](mailto:Council@logan.qld.gov.au). It may be necessary for you to engage a suitably qualified Registered Professional Engineer of Queensland (RPEQ) to obtain the necessary information or seek advice related to your proposed building or development.

\* Where design flood event levels have been sourced from a study completed before 2017, these %AEP's may be approximate.

## Flood Hazard Triggers

It is possible for one or more sources of flooding to occur, especially where a property is near a creek or waterway. These flooding sources can include riverine, creek and overland flow flooding which can each behave differently and impact how a building or development is designed. All flood hazard triggers should be considered when designing and planning with flooding in mind.

### River Flooding

This property has been identified as being at risk of flooding from the Logan and/or Albert River. Planning and development must consider risk to people and property, natural floodplain characteristics and access outcomes during a river flood event.

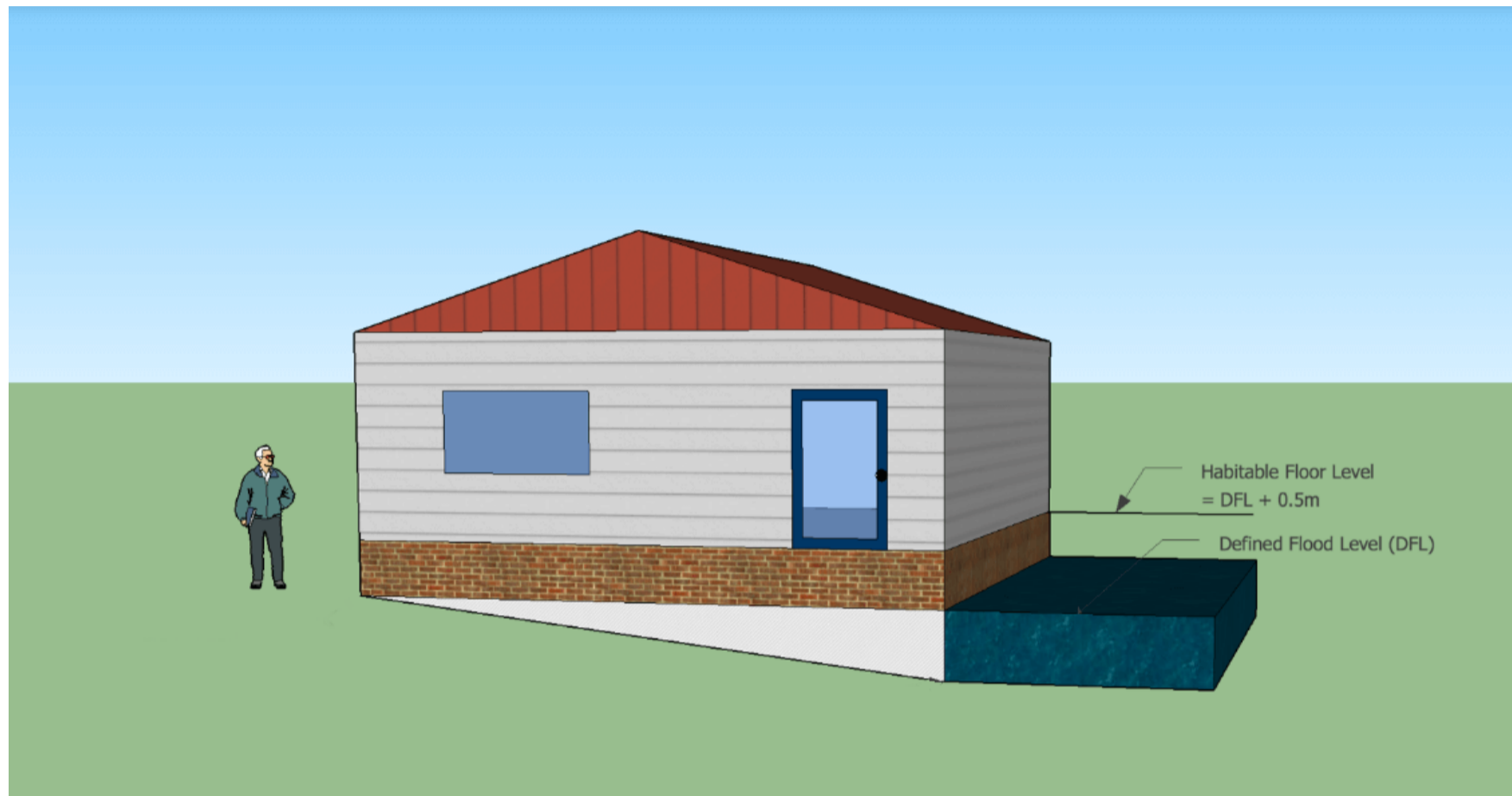
## Where to next?

This Flood Level Report is designed to support the implementation of the Logan Planning Scheme 2015. The planning scheme helps Council to safely manage population growth, plan for a sustainable future and guide the way land is used and developed across the city.

### Building a house?

A house located in a Flood Hazard overlay area must have a finished habitable floor level a minimum of 500mm above the defined flood event (as shown below).

A building permit, is required prior to commencing construction on most types of domestic or commercial build works. These can be sought from a private building certifier who will assess whether the proposed work complies with the relevant legislation, regulations and standards. You can access more information on the building works process from Council at [Planning & Building](#).



### Lodging a development application?

For further advice regarding planning approval for a subdivision or material change of use, or operational works please visit the [Development in Logan](#) webpage or contact a Council planner on (07) 3412 5269.

### Buying or selling?

Regulation of planning and development is just one way that we can help to make our city flood resilient. If you are looking to buy or sell a property it is important to consider the risk of flooding and how you can be prepared for potential flooding which may affect your property, business and neighbourhood. Being resilient is a shared responsibility, and Council has developed a range of information on flooding to assist all members of the community to be better prepared for severe weather and flooding. For information on all hazards, including flooding, please visit Council's [Disasters and Emergencies](#) website.

### Please note:

All possible steps have been undertaken to ensure the information presented in this report is accurate at the time of generation. Changes to the topography and condition of the local creeks and waterways may have an impact on flooding. Over time, Council may undertake further technical studies to maintain the understanding of flooding across the city, and update the information available.

#### Logan City Council

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