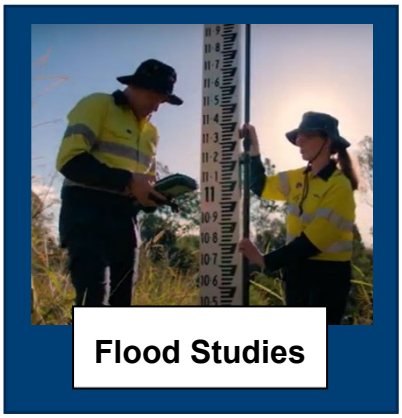
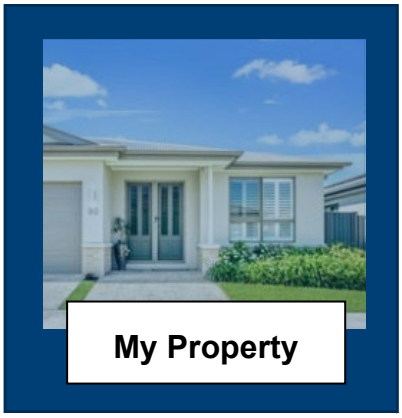
Fact Sheet – Risk-based flood mapping

This information is presented to help you understand the risk-based flood mapping for the City of Logan. This mapping has been prepared to guide future growth and development as part of the proposed new planning scheme, Logan Plan. It also helps to raise awareness of future flood risk to improve our community's flood resilience.

The mapping is available in the online Logan PD Hub as part of the Temporary Local Planning Instrument (TLPI) No. 1/2024. It can also be viewed, along with maps for the underlying flood studies, in the Logan Flood Portal.

Click on the tiles below to find information or see the contents list on the next page.





Contact Council You can contact Council using the details below.

phone: 3412 3412

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visit: 150 Wembley Road, Logan Central (opening hours)

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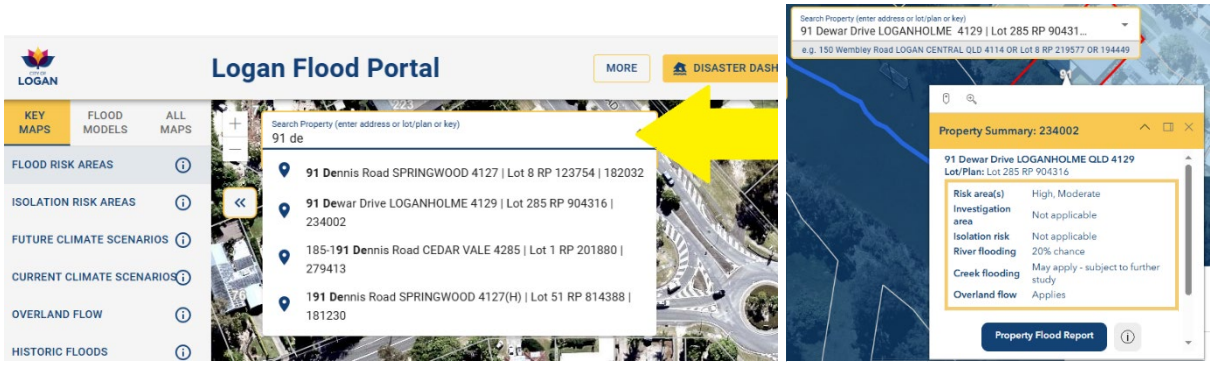
- Understanding the flood report
- How to find more information about flooding in Logan.

View the mapping and flood report

Please use our **Logan Flood Portal** to view the risk-based flood mapping and the flood study maps it is based on. You can also access a flood report for a property or point (location on the map). To find a property, use the map or type the first few characters of the address into the search bar, pause and then select from the list of potential matches. You will see a pop-up summary of flood risk for the property with the option to view the report. See Understanding the Flood Report for more information.



To learn more about key terms and concepts relating to flooding, please see our Glossary of Terms & Key Concepts.

Floods are part of our environment

Logan has a proud history, a bright future and a diverse community who embraces their natural environment. Two major rivers, the Logan and the Albert, and almost 90 creeks are part of that environment. These valuable waterways and a subtropical climate mean the city lives with the risk of flooding. It's been part of Logan's story for generations and will remain part of our growing city's future. We can't stop floods, but we can work to better understand and prepare for them.

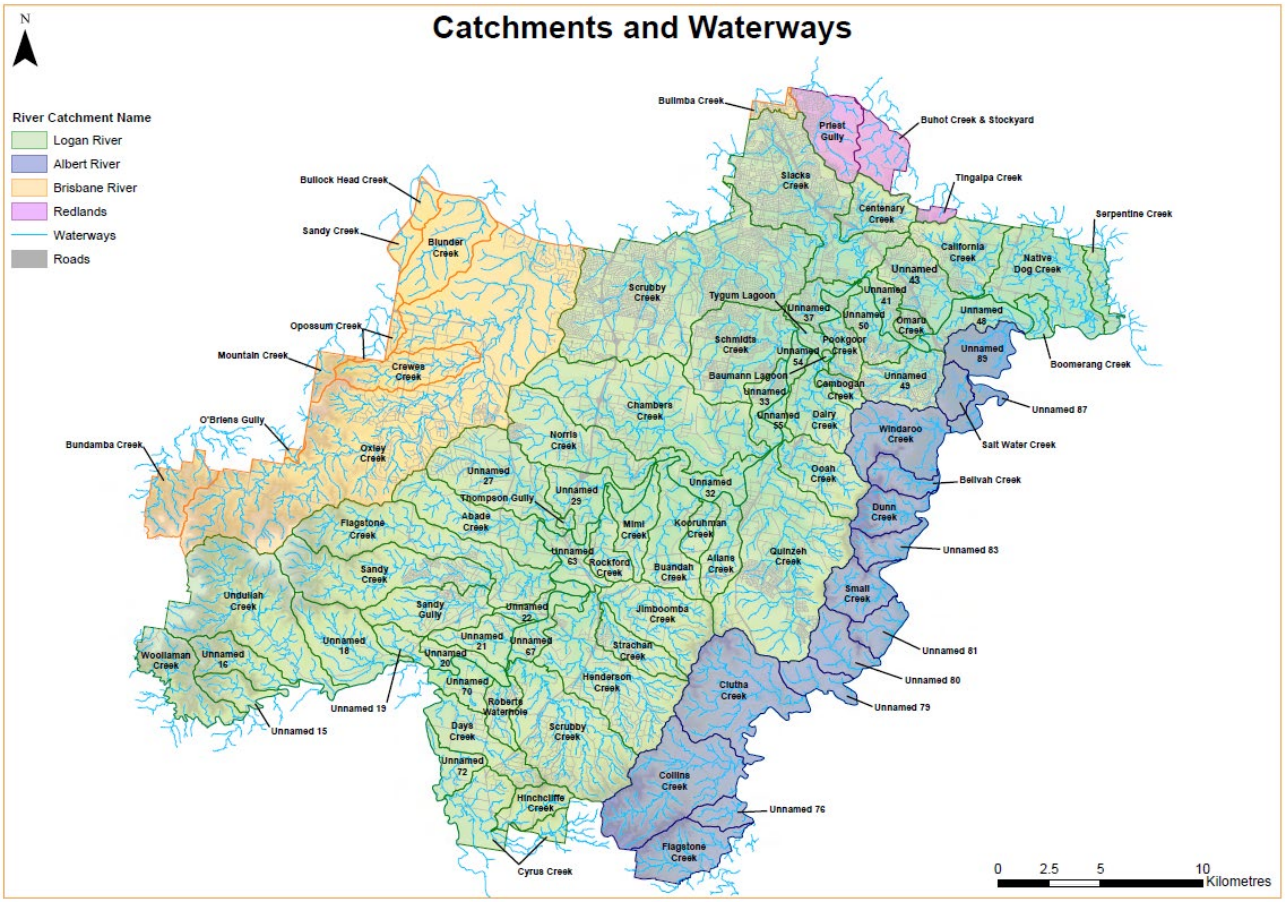
Flood Studies Review Program

Each flood and its impact is different, depending on where and how rain falls, along with a wide range of natural, built environment and human factors. To help us understand the flood risk in different areas of the city, Logan City Council has a rolling Flood Studies Review Program.

Flood studies for the city's river and creek catchments (illustrated on the map below) are undertaken to provide information to improve flood risk awareness and resilience and help keep people and property safe. They are available on Council's website (see Flood).

Each flood study considers a range of different flood events, from very likely smaller floods that have a 50% chance of happening in each year, through to rare but more severe floods (e.g. 0.05% chance per year) and the probable maximum flood (PMF). The PMF is our understanding of the full extent of the floodplain.

The studies analyse the behaviour of the floodwater (how deep, how fast flowing) based on long term rainfall and river level data, including past floods.



These studies do not create flood risk; rather they help us to understand the existing and potential future risk across our city. The studies take into account relevant legislation and Queensland Government policies and guidelines. They also consider a range of other factors such as new rainfall and river level information from recent flood events, climate change and trends, the impacts of development, changes to catchment conditions, new technologies and industry best practice (which help achieve improved accuracy). **It is possible that updated flood studies will show an increased risk based on any or all of these changes.**

Information about the status of flood studies is available on Council's website (search Flood). After Council checks and accepts completed flood studies we:

1) publish the flood study reports on the Flood page on Council's website
2) reference the accepted flood studies for planning and development purposes, so that our decisions are based on the most up to date information
3) publish the modelling outputs from the flood studies so that our community can access information about how flooding may impact their properties
4) incorporate the updated mapping into the planning scheme through a formal amendment (which may take many months and requires review by the Queensland Government → we publish the updated mapping earlier so that our community can access the information as soon as possible).

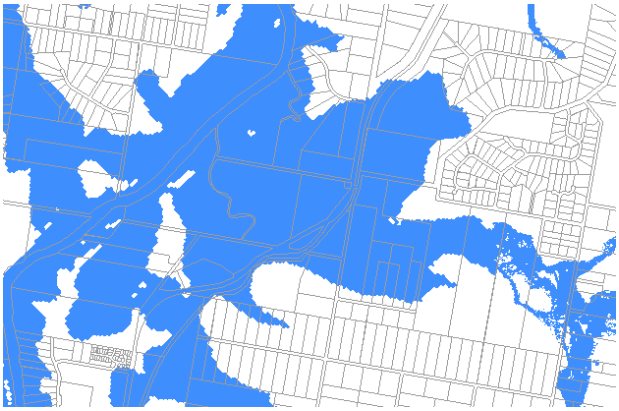
Previous flood mapping approach

The Logan Planning Scheme 2015 was introduced with a flood hazard overlay that presented a single map. The map, with an extract illustrated below, showed the modelled extent of a 1% AEP (Annual Exceedance Probability) flood. This represents the areas predicted to be impacted by flooding in a flood event that has a 1% chance of happening each year.

Properties may be entirely or partially affected, or not affected by the flood overlay. The policy response and planning controls are the same for all areas identified on the map.

This mapping does not consider:

- × the impact and behaviour of the floodwater (how deep, how fast flowing) which may vary in different areas and in different sized flood events, and for different types of flooding depending on where the water has come from,
- × larger or smaller flood events which are less or more likely to occur (it shows only the flood with a 1% chance each year), or
- × the projected impacts of climate change.



Mapping updates in 2022

Council is required to consider the potential increase in flood risk over time due to our changing climate. In 2022 Council decided on the level of climate change risk that would be adopted in our flood studies (Representative Concentration Pathway (RCP) 4.5). This factor was applied to the Logan and Albert Rivers Flood Study. The outputs, along with an updated study for the Slacks and Scrubby Creeks catchment, were used to produce an updated 1% predicted flood extent map.

The updated map was released for awareness purposes in October 2022 through the Flood Report in the Logan PD Hub. The new map did not use the risk-based approach and was not incorporated into the planning scheme through a formal amendment.

Risk-based mapping approach (2023+)

In 2021 Council decided to prepare a new planning scheme, Logan Plan. The natural hazard mapping in the new scheme must comply with updated Queensland Government planning policy. The policy specifies that Council must identify and understand local flood risks, including any increases in risk due to climate change. It also requires that we consider the full range of possible flood events and the behaviour and impact of floodwater during these events. The results should be presented as areas of risk.

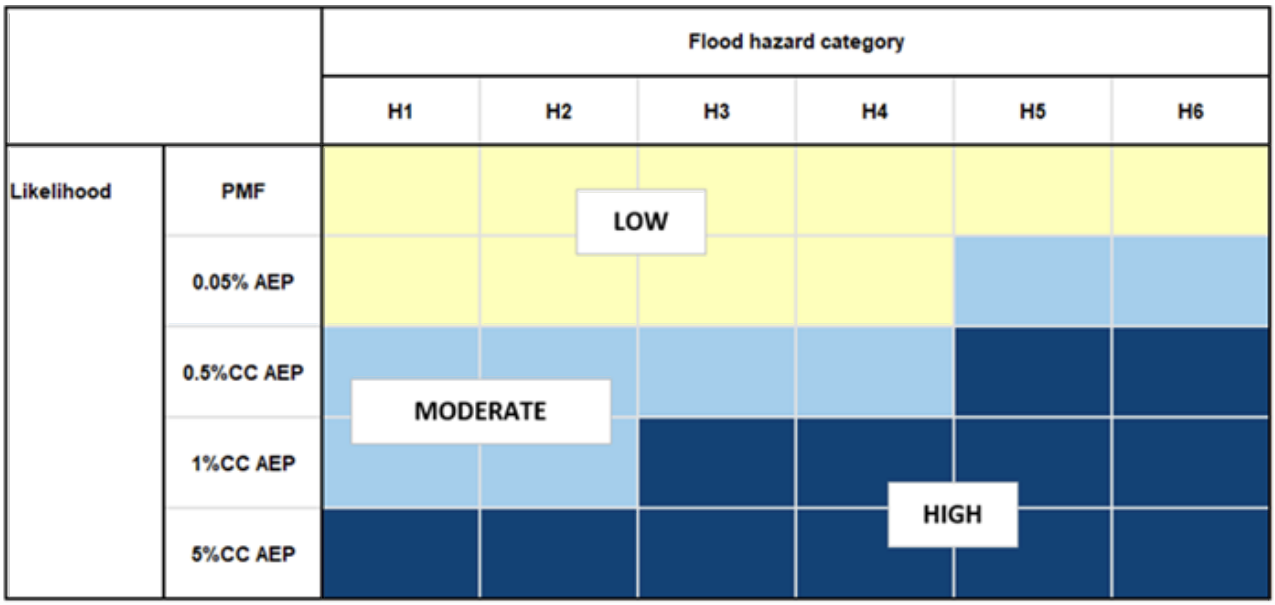
Further flood studies have been progressed since 2022 and a framework established for the development of the risk-based approach for the new planning scheme. The outputs of completed studies and relevant industry guidelines and standards, including

recommendations from the Queensland Floods Commission of Inquiry (2012), were used to develop the risk-based flood mapping and policy proposed as part of the proposed Logan Plan.

The new risk-based approach recognises:

- ✓ multiple flood events, up to the probable maximum flood (PMF) which represents the full extent of the floodplain
- ✓ the likelihood of these events occurring
- ✓ how dangerous they are.

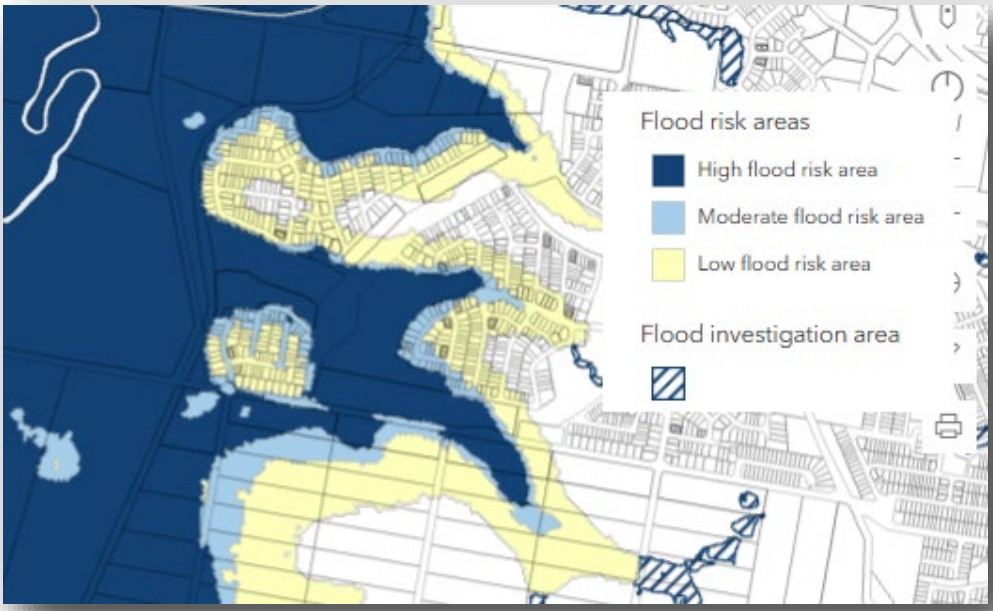
Three flood risk categories are used to underpin the risk-based flood policy outlined in the tables below in the context of increasing hazard (H1 to H6) and flood events of different likelihoods, with the higher percentage (5%) being more likely in any given year.



Risk	Characteristics
High	• Floodwaters may be deep or fast flowing • Floods may have a relatively high chance of occurrence (for example 80% chance in 30 years) • Conditions may pose a risk to life and cause damage to buildings, possibly severe.
Moderate	• Less frequently affected by flooding or if more frequent, with shallow or slower moving floodwater • Conditions may pose an unacceptable risk to people or property if not mitigated.

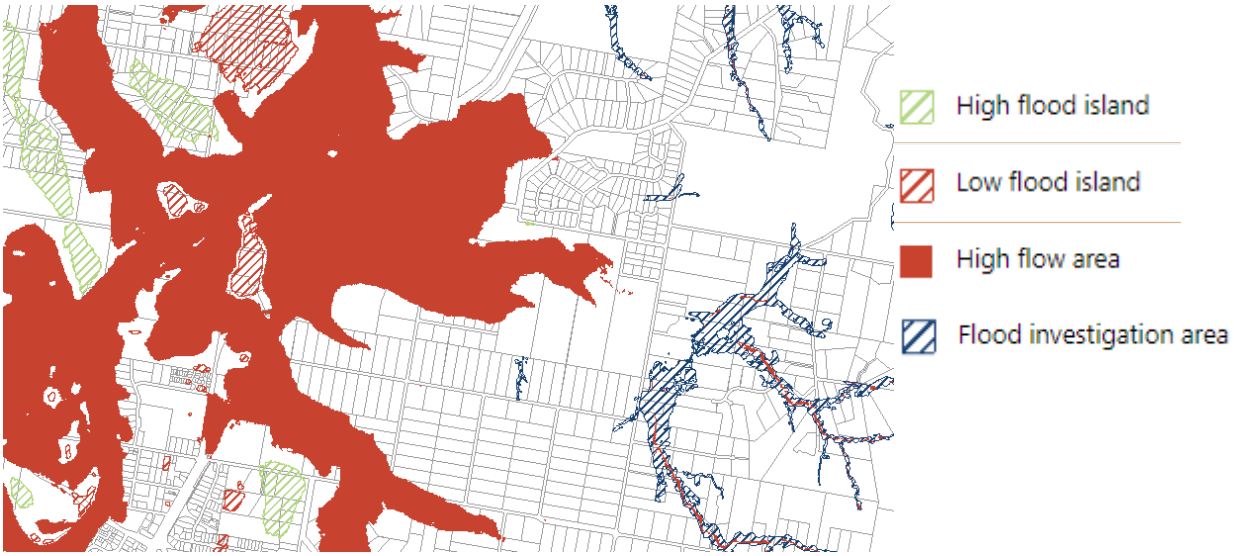
Risk	Characteristics
Low	• Extremely unlikely chance of flooding (1% chance or less over a 30 year period) and/or relatively shallow or benign flooding conditions • Poses an unacceptable risk for vulnerable land uses such as aged care or childcare • Identifies the full floodplain under the largest flood that could conceivably occur.

An example of the new flood risk areas map is illustrated below.



The updated mapping also identifies areas which may be subject to:

- hazardous floodwater behaviour where buildings or structures may be vulnerable to structural damage or failure (referred to as High Flow Area in the mapping)
- isolation (becoming high or low flood islands)
- further investigation, where updated information to inform a risk assessment is not currently available.



Planning policy response

The policy response in the proposed new planning scheme is based on the flood risk identified and the vulnerability of different land uses. Tailored planning controls that are fit for purpose guide what is permitted **for future development** in each flood risk area, and what mitigation measures may need to apply.

Flood risk	Policy response in these areas
Low	Development is generally considered acceptable except for vulnerable uses and essential community infrastructure such as emergency services or utility installations, which must be able to continue to function during a flood. Vulnerable uses such as childcare centres or aged care facilities may be accepted subject to building, site access and safe shelter mitigation measures.
Moderate	Development may be tolerable if measures are taken to address flood impacts, protect the safety of people and limit damage to property. These measures may include specialised resilient building design, raised floor levels and consideration of site access and evacuation.
High	Increasing the exposure of people or property to flood risk in these areas should be avoided. New residential, industrial or commercial development is generally not supported; only limited development will be considered. For example, renovations to existing accommodation land uses may occur where there is no increase in the number of people exposed to high flood risk and no increase in the building footprint. These areas are generally better suited to environmental, recreational and some agricultural uses.
Investigation area	Development should avoid these areas of unknown risk until updated flood studies have been completed or a localised risk assessment is done.

Flood risk	Policy response in these areas
	The status of flood studies under Logan's Flood Studies Review Program is available on Council's website (search Flood).
High flow area	Buildings and structures should not be located in these areas. Fencing may be ok but should consider permeable designs which allow water to pass through. Existing undercrofts (areas such as parking underneath buildings) need to remain open and unwalled.
High flood island 	Vulnerable uses should not be located in these areas which may be surrounded by floodwaters with no access or evacuation routes.
Low flood island 	Vulnerable uses and essential community infrastructure should avoid these areas. Accommodation and residential uses need to demonstrate access to a flood-free area.

Temporary Local Planning Instruments (TLPI)

The new risk-based flood mapping and policy approach provides the latest information to help raise awareness and reduce the future exposure of people and property to flood impacts. To allow this information to be used as soon as possible to guide planning and development decisions, Council adopted Temporary Local Planning Instrument (TLPI) No. 1/2023 on 18 October 2023.

Under Queensland's *Planning Act 2016*, a TLPI may be used to address significant community risks, such as those posed by natural hazards like flooding. The TLPI No. 1/2023 suspends the operation of elements of the Logan Planning Scheme 2015, such as the flood hazard overlay code and mapping, and gives effect to the new mapping and policy from **30 October 2023**. The TLPI can be effective for up to 2 years, which allows time for the new mapping and policy to be incorporated into the new planning scheme.

In 2024 Council accepted new flood studies that had been completed and published that mapping in the Logan Flood Portal. A **new TLPI No. 1/2024** was proposed to integrate the information from these new flood studies, in the areas of Upper Oxley Creek and for Windaroo and Belivah Creeks. Council also refined the flood policy from the first TLPI based on feedback from the community and industry. The Queensland Government approved the new TLPI No. 1/2024 in December 2024. It commenced on **6 March 2025**. The previous TLPI No. 1/2023 was repealed on the same day (6 March 2025).

The updated flood mapping and policy refinements introduced in TLPI No. 1/2024 were also applied to the proposed new planning scheme. Public consultation for Logan Plan,

including the flood policy, is expected to occur in late 2025, subject to approval from the Queensland Government.

More information about the TLPIs can be found on Council's website (search TLPI).

Frequently asked questions

The table below provides key questions and answers about the new risk-based mapping and policy approach.

Why does the map show areas that haven't flooded?
Each flood is different and can have a different impact in different areas. The flood maps present flood risk (i.e. what could happen) across a range of different flood scenarios including the PMF (probable maximum flood, which has less than a 1 in 2000 chance of happening in any given year). The flood maps are developed using accepted flood studies, current standards, policies and the best modelling and information available at the time. They **do not represent any specific actual flood event** that has impacted Logan, although historic floods are considered in the flood studies. The purpose of the flood maps is to show the potential flood risk to help people be aware, prepared and make better decisions to help reduce the impact of future floods on our community.
What are there multiple maps – what's the difference?
There are 4 different maps showing: 1) Flood risk areas (high, moderate and low) and investigation areas (where information to determine the risk category is not available) 2) High flow areas (playing an important floodplain function in conveying floodwaters) 3) Isolated areas (high and low islands which will be cut off and potentially inundated (low islands) during a flood) 4) Meadowbrook assessment areas (a key health and education precinct where special planning provisions apply). *The new flood risk maps are not directly comparable to the previous flood hazard extent map, as they are generated using a different method and display different information.*
How current are the maps?
The new risk-based flood maps are based on the latest information Council has. Council's website (see Flood) shows when each flood study was completed. The latest flood risk maps will continue to be updated in future as flood studies are completed and accepted by Council.
How can the maps be used?
The risk-based maps represent the latest information to help raise awareness about flood risk and improve flood resilience in our community.

The maps and policy will be given statutory effect in future through Logan Plan (the proposed new planning scheme). Public consultation for Logan Plan is expected in late 2025, pending approval from the Queensland Government.

To allow the updated information to be used as soon as possible, Council adopted a Temporary Local Planning Instrument (TLPI) No. 1/2024 on 19 February 2025, after it was approved by the Queensland Government in December 2024. The TLPI allows the new risk-based maps to be used from 6 March 2025 to guide planning and development decisions in Logan, to reduce the future exposure of people and property to flood impacts.

Where can I find the maps?

The risk-based flood maps which are part of the planning scheme and any temporary local planning instruments (TLPIs) in effect are available in the Logan PD Hub and the Logan ePlan.

The Logan Flood Portal (available from Council's website or the Logan PD Hub) provides access to the latest risk maps (which may not yet have been adopted into local planning instruments), and the maps from the flood studies which are used to inform the risk-based mapping. Historic flood maps and other important context such as contour and catchment maps are also available.

Does the map show different sized floods?

The previous flood hazard mapping in Logan Planning Scheme 2015 showed the predicted extent of a flood that has a 1% (1 in 100) chance of happening in any given year. The new risk-based flood maps which came into effect in late 2023 show flood risk, not flood events, based on both the chance of flooding and the resulting flood behaviour. They are derived from flood studies which consider a range of different flood events/sizes from a likely flood (50% chance per year) to an extremely rare flood (0.05% chance per year) to the Probable Maximum Flood (PMF) which represents the full extent of the floodplain.

These maps present a more comprehensive model and understanding of flood risk. This includes areas impacted by high flow, areas of isolation and areas where there is not enough information to determine the risk and further investigation is required.

The flood study maps are available in the Logan Flood Portal.

Property level impacts

The new risk-based mapping and policy will help to improve community resilience and safety in future floods. It **does not represent or change actual flood events, or stop anyone continuing to live in an affected property**. It is important for residents and property owners to understand future flood risk and make decisions that are right for them and their individual circumstances.

Each flood is unique, with different flood levels being experienced in different locations. Particularly large floods occurred in Logan in the late 1880s, 1947, 1974 and more recently in 2017 and 2022. It is possible some people now living in Logan have not witnessed

floods like those experienced in the past. That does not mean that floods of that size or worse may not happen in future.

The new risk-based flood mapping may identify areas that were not covered by the previous flood hazard overlay map, and that may not have been impacted by recent floods. The change in approach required by the latest Queensland Government policy means we now map the entire floodplain and consider a range of flood events (not just the 1% chance). We also use the latest information, standards, technologies and updated flood studies. All of these changes improve the accuracy and completeness of the mapping to provide more confidence in using it to make decisions.

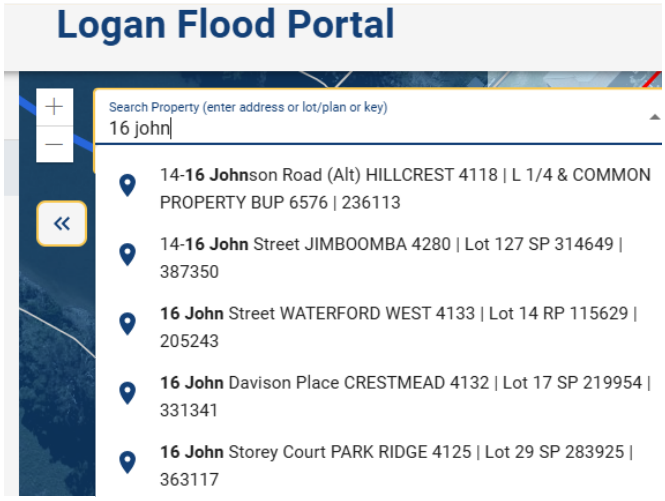
Property owners or potential purchasers may need to consider:

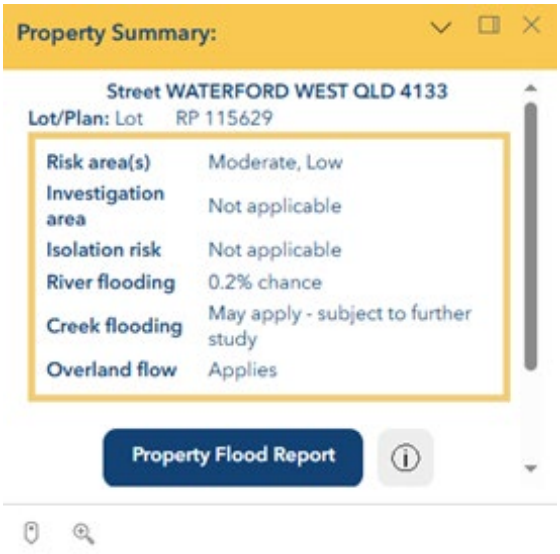
- property rates – the rateable value of a property is based on valuations completed by the Queensland State Valuation Service. This process takes into account many factors, including market analysis and natural hazard risk. Council provides updated flood risk information to the State Valuation Services. If you have concerns or wish to enquire about your property valuation, please contact the State Valuation Service on 13QGOV (13 74 68).
- insurance – unfortunately the cost of insurance is increasing across Australia due to recent natural hazard events, the cost of building supplies and recovery, and the overseas insurance market. We encourage residents to seek alternate quotes and talk to their insurer about ways to reduce their premium costs. You can also view the Insurance Council of Australia's Flood insurance explained webpage and these flood insurance fact sheets. Please contact your insurance provider or the Insurance Council of Australia to understand more about your options.

Understanding the Property Flood Report

The Flood Report available from the Logan Flood Portal provides important information about a selected property to help you understand more about the flood risk in that location.

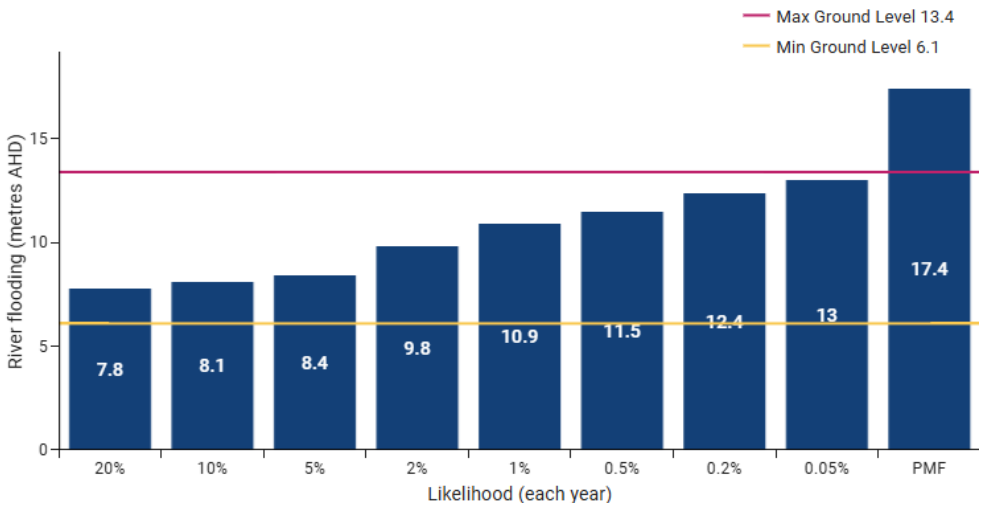
To get a flood report, select a property either by locating it on the map or searching for it using the text search bar at the top of the map window. You can start typing the street address and then pause to see potential matches. The more characters you type, the closer the matches in the list will be. Select the property from the list. The map will zoom to the location and a pop-up summary of flood risk will be displayed. Click on or tab to the **Property Flood Report** button to access the report.

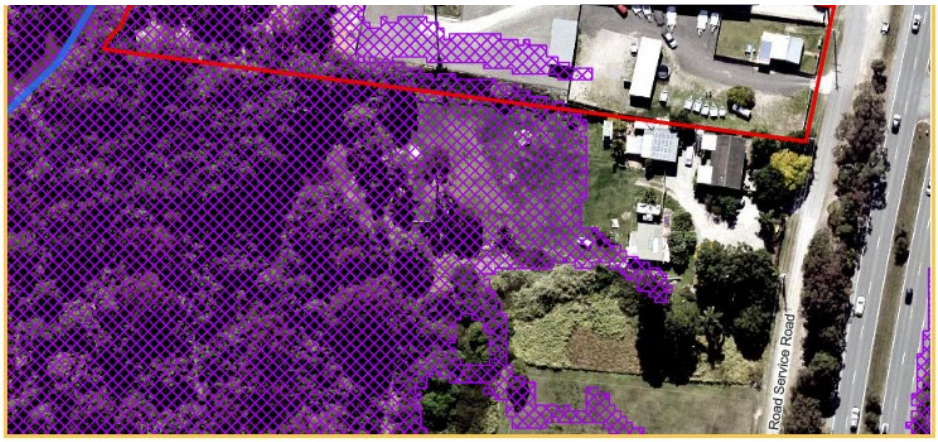


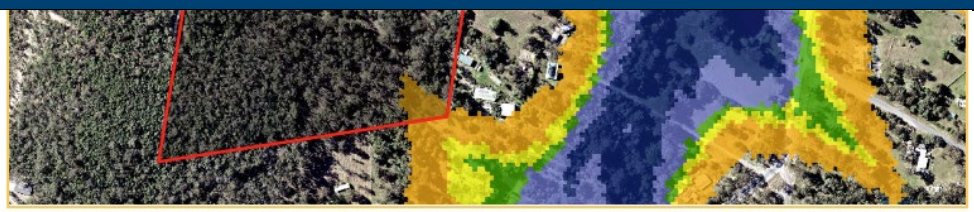
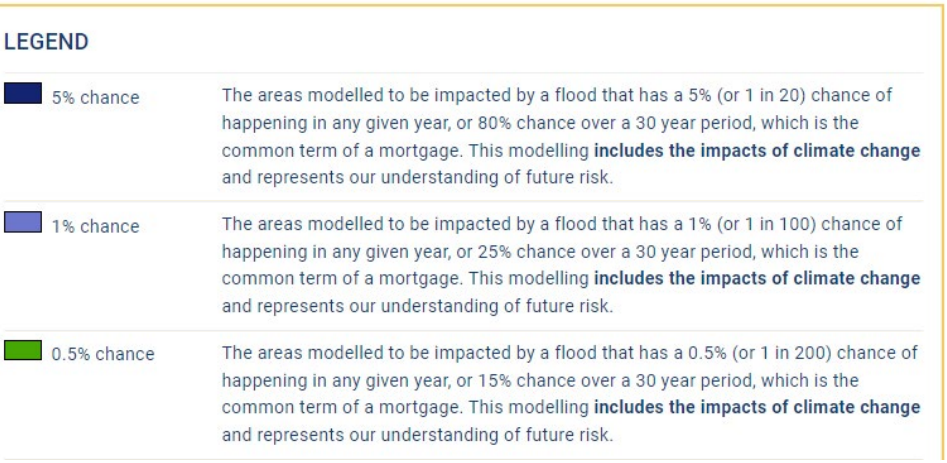
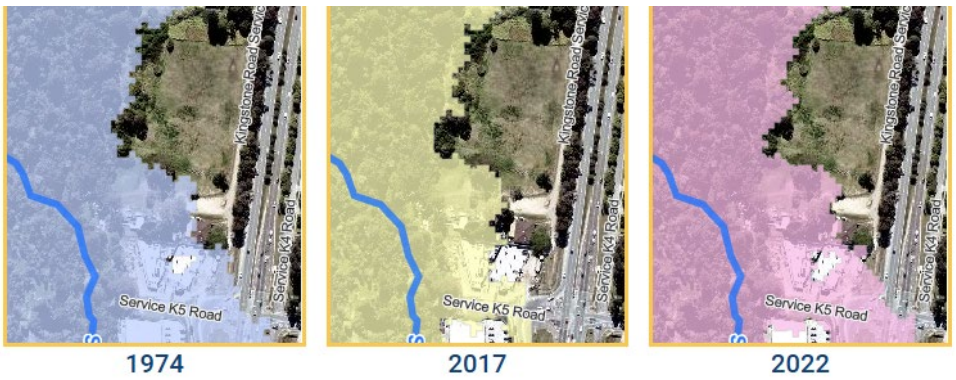


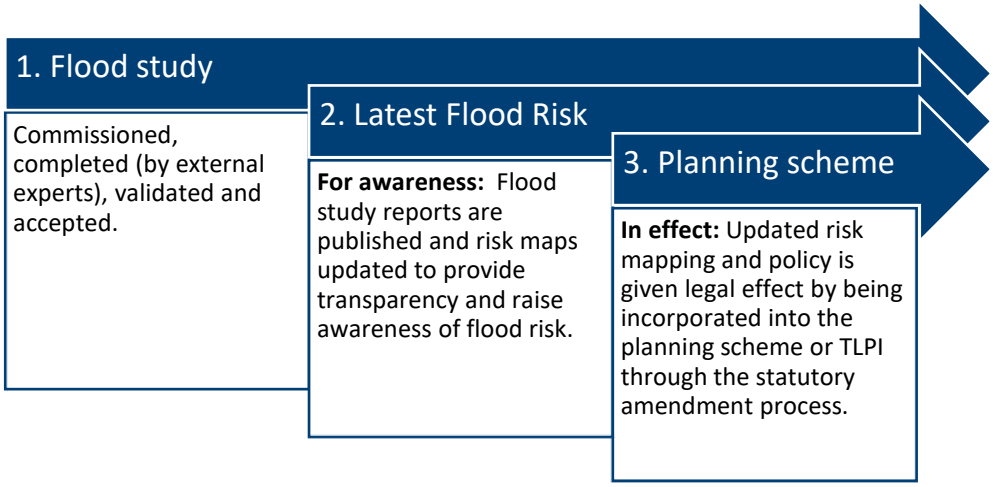
Section	What it shows you
Property Details	Shows the property address and size. Lists the river and creek catchments the property falls within. Some river catchments may be managed by other local government areas (e.g. Brisbane, Redlands). Provides a link to a PDF map showing the river and creek catchments for Logan. Includes a link to the Property Report in the Logan PD Hub which shows zoning and overlays (constraints) from the planning scheme and provides links to further information (e.g. what does this zone mean). **Property Details** **Address:** Address removed for privacy **Lot/Plan:** **Size/Area:** 6,528 m^2 **Property Key:** **Catchment(s):** Logan River, Scrubby Creek View Logan's catchments and waterways map (PDF) PD HUB REPORT
Summary Flood Assessment	The table in this section shows what risks apply to the property: • **risk areas**, based on the latest flood risk (will be consistent with what is shown on the map in the section below)

Section	What it shows you
	• **investigation areas**, which are identified as potentially being flood-affected, but where Council does not have updated flood studies to allow the level of risk to be determined • **isolation risk**, whether any high or low flood islands (areas which may be surrounded by water, and potentially flooded as waters rise) are present on the property • **river flooding**, with the most frequent flood event identified, noting the likelihood indicated is an annual chance (how likely it is that a flood of that size will happen in any given year) • **creek flooding**, with the most frequent flood event identified (annual chance) • **overland flow**, which is stormwater runoff that travels over land, and may indicate the presence of other waterways that have not yet been studied which could further impact the property. Note: ➢ some properties may be impacted by both river and creek flooding ➢ a more frequent flood event is one with a higher likelihood (e.g. 20% chance each year rather than 2%)
Latest Flood Risk	The map shows the selected property with the latest flood risk. It does not show any actual flood event. This latest flood risk is based on flood studies accepted by Council and may be more recent than the mapping in the local planning scheme or TLPI in effect. Updated flood studies will be included in the planning scheme, but this statutory process takes many months. To ensure our community can access the latest available flood information in a timely way, Council will publish the flood study reports and flood risk mapping as soon as they are accepted. Underneath the map there is a legend to explain what the different categories of risk mean. Some properties, particularly if they are larger or on a slope, may be impacted by more than one risk category (e.g. high and moderate). It is important to recognise that areas of low risk are unlikely to experience flooding.
Flood Levels	Shows the flood levels associated with river and/or creek flooding applicable to the property, based on accepted flood studies. These are the **maximum levels** on the property, noting levels may vary significantly on large properties and/or those on a slope.

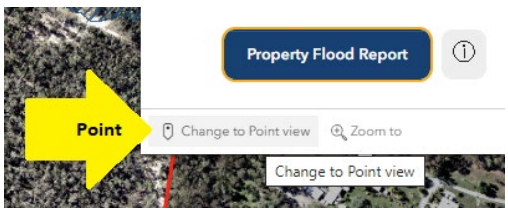
Section	What it shows you
	It is possible that any local watercourses on the property which have not been studied may cause additional flood impacts, including increased flood levels. Flood levels are measured in metres Australian Height Datum (AHD), where sea level is approximately zero (0) metres. The AEP (Annual Exceedance Probability) is the chance of a flood event of a given size occurring in any one year. For example, a 1% AEP means there is a 1 in 100 likelihood of this flood event occurring **in any given year** (not only once every 100 years). It is possible that a larger flood may occur. **Study: Logan and Albert Rivers Flood Study 2023** | Likelihood (each year) | River flooding | |---|---| | 20% chance | 7.8 metres AHD | | 10% chance | 8.1 metres AHD | | 5% chance | 8.4 metres AHD | | 2% chance | 9.8 metres AHD | | 1% chance | 10.9 metres AHD | | 0.5% chance | 11.5 metres AHD | | 0.2% chance | 12.4 metres AHD | | 0.05% chance | 13.0 metres AHD | | PMF | 17.4 metres AHD | The flood levels in the table are also shown on a chart relative to the minimum and maximum ground levels on the property. This helps to work out whether parts of the property may remain flood free in floods of different sizes/likelihoods, depending on where the high and low areas of the property are. **Flood and Ground Levels in metres AHD**  If there are multiple flood studies applicable for the property (e.g. a river and creek study), there will be multiple tables and charts (one for each flood study). Flood levels may be unavailable online for some flood affected properties; in this case, please contact Council for further information.

Section	What it shows you
Ground levels	Minimum and maximum ground levels for the property are displayed on the report, based on an aerial LiDAR (Light Detection and Ranging) survey. The survey uses millions of laser point measurements to build a model of the ground surface. The source of the survey will be displayed on the report, so that you know when the survey was conducted. **Ground level** | **Details** Minimum ground level | 6.1 metres AHD Maximum ground level | 13.4 metres AHD **Source:** 2021 Digital elevation model (1 metre grid)
Overland flow	Overland flow is water (stormwater/rainfall run-off) that exceeds the capacity of drains, pipes and channels during heavy rainfall events and travels over land towards waterways. The map shows the extent of modelled overland flow and may indicate that other local waterways which have not yet been studied may impact the property.  LEGEND Overland flow extent (areas possibly impacted)
Future Climate Scenarios Map	The Flood Scenarios map shows the projected extent of flooding (the affected area) for multiple flood events. This modelling considers the impact of climate change (i.e. represents 'future climate'). It is based on accepted flood studies and provided for the 5%, 2%, 1%, 0.5% and 0.05% events, and the Probable Maximum Flood (PMF), which represents the full extent of the floodplain. An extract showing how the map appears and a section of the legend is provided below.

Section	What it shows you
	 
Current Climate Scenarios Map	This map is similar to the Future Climate Scenarios section in showing the estimated flood affected areas for multiple flood events/sizes. This map does not consider the projected effect of climate change. It is based on present day (current) climate conditions and can be used for insurance purposes.
Historic Flood Events	The best information Council has about the extent (flood affected areas) of flooding in recent events (for 1974, 2017, 2022) can be viewed on the interactive map in the Logan Flood Portal. The property report will indicate whether or not the selected property may have been impacted and will show a static map of each event.  Some creek studies may not be included if data was not available for them at the time. The historic flood maps are an estimation and are provided as context only.

Section	What it shows you
Planning Scheme Maps	For flood affected properties the maps from Logan's local planning scheme and any Temporary Local Planning Instrument (TLPI) in effect will be presented. If the property is in Meadowbrook the Meadowbrook assessment area map will also be shown. This section provides the maps which have statutory (legal) effect and are used for planning and development assessment purposes. The flood risk shown from the planning scheme may differ from the latest flood risk shown at the top of the report if additional flood studies have been accepted. 
Further information	Lists important information about the flood report and its limitations, such as currency and how the information should be used. The report presents the best information Council has available, however things can change quickly, and every flood is different and every person's circumstances are unique. The report provides valuable input for decision making but is not the only relevant source of information or consideration.
Contact information	Shows the contact details for areas who can provide help or further information, depending on the type of information you need.

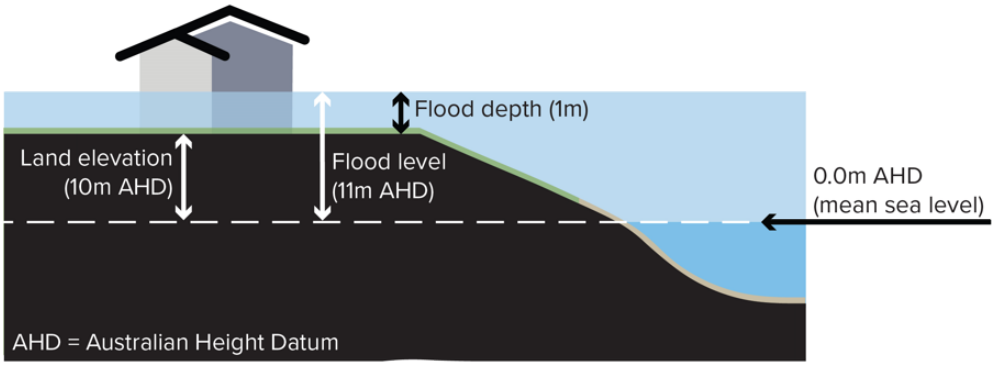
In the Logan Flood Portal you can also get a report for a particular point (selected location) on a map. This is helpful if your property or area of interest is particularly large or on sloping land, so that you can understand the different flood risk at different points. The pop-up allows you to change from the property view to a 'point' view and then get a Point Flood Report. The Point Flood Report will provide the hazard, depth, level and velocity values from the applicable flood studies at the selected point, illustrated below.



Study: Logan and Albert Rivers Flood Study 2023

Likelihood (each year)	Hazard	Depth	Level	Velocity
20% AEP	Not applicable	Not applicable	Not applicable	Not applicable
10% AEP	Not applicable	Not applicable	Not applicable	Not applicable
5% AEP	Hazard Category 3	0.6 metres	9.1 metres AHD	0.1 metres per second
2% AEP	Hazard Category 3	1.1 metres	9.6 metres AHD	0.1 metres per second
1% AEP	Hazard Category 4	1.8 metres	10.2 metres AHD	0.1 metres per second
0.5% AEP	Hazard Category 5	2.2 metres	10.7 metres AHD	0.3 metres per second
0.2% AEP	Hazard Category 5	2.8 metres	11.2 metres AHD	0.5 metres per second
0.05% AEP	Hazard Category 5	3.2 metres	11.6 metres AHD	0.6 metres per second
PMF	Hazard Category 6	5.5 metres	14.0 metres AHD	0.9 metres per second

The report also includes information to help you understand what these parameters mean, including for example the difference between flood level (measured from mean sea level) and flood depth (measured from ground level) which is shown on the diagram below.



More Information

Website: You can find more information on Council's website – see Flood.

Online tools:

- You can view interactive mapping for the planning scheme and any TLPIs in effect in the Logan PD Hub.
- For interactive mapping for the flood risk maps, flood study/model maps (including depth, velocity, level and hazard for a range of different flood events) please visit the Logan Flood Portal. A pop-up summary for a selected property or point on the map is also available, along with a more detailed report. To learn more about the Logan Flood Portal please see our Help Guide.

Glossary: to learn more about key terms and concepts relating to flooding, please see our Glossary of Terms & Key Concepts.

Contact Council: You can contact Council using the details below.

Phone: 3412 3412
email: council@logan.qld.gov.au
web: logan.qld.gov.au