

PROPERTY FLOOD REPORT

Property Details

Address: 66-70 Sylvan Road PARK RIDGE SOUTH QLD 4125

Lot/Plan: Lot 15 RP 206916

Size/Area: 7,994 m²






Property Key: 279642

Latest Flood Risk

The extract below comes from the flood risk map based on the latest (most recent) flood studies accepted by Council applicable for this property.



LEGEND

	High	Floodwaters may be deep or fast flowing, or have a relatively high chance of occurrence (e.g. 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.
	Low	Extremely unlikely chance of flooding (1% chance or less over a 30 year period) and/or relatively shallow or benign flooding conditions.
	Very Low	Identifies the full floodplain under the largest flood that could conceivably occur.
	Investigation area	Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Further investigation is needed.



The flood studies this map is based on consider the impacts of climate change, as required by Queensland's planning legislation and policies. The map considers the whole floodplain for Logan and reflects a risk-based approach that takes into account:

- How likely a flood of a given size is in any given year, and
- What the impact or level of danger of that flood is.

Summary Flood Assessment

The table below presents the flood risks applicable to the selected property. There may be multiple studies and flood scenarios affecting the property, particularly for larger sites.

Assessment	Details
Risk area(s)	Not applicable
Investigation area	Not applicable
River flooding	Not applicable
Creek flooding	Not applicable
Overland flow	Applies. It is possible that flooding from a local waterway which has not yet been studied may also impact the property. Please contact Council for further advice. Overland flow is water (stormwater run-off) that travels over land during heavy rainfall events. It generally occurs quickly and for short durations.

Ground Levels

Ground levels are based on an aerial LiDAR (Light Detection and Ranging) survey, which uses millions of laser point measurements to build a model of the ground surface. The source of the data is displayed in the table below so that you know when the survey was conducted.

Ground level	Details
Minimum ground level	31.8 metres AHD
Maximum ground level	36.1 metres AHD







Source: 2021 Digital elevation model (1 metre grid)

Present Day (Insurance) Scenarios Map

This extract comes from the map showing flood affected areas **without** considering the impacts of climate change. This map represents modelled flooding under current conditions, and can be used for insurance purposes.



LEGEND

	5% chance	The areas modelled to be impacted by a flood that has a 5% (or 1 in 20) chance of happening in any given year, or 80% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on current (present day) conditions and does not take into account the impacts of climate change.
	1% chance	The areas modelled to be impacted by a flood that has a 1% (or 1 in 100) chance of happening in any given year, or 25% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on current (present day) conditions and does not take into account the impacts of climate change.
	0.5% chance	The areas modelled to be impacted by a flood that has a 0.5% (or 1 in 200) chance of happening in any given year, or 15% chance over a 30 year period, which is the common term of a mortgage. This modelling is based on current (present day) conditions and does not take into account the impacts of climate change.
	0.05% chance	The areas modelled to be impacted by a flood that has a 0.05% (or 1 in 2000) chance of happening in any given year. This is an extremely unlikely flood event with a 1% chance of happening over a 30 year period, not including the impacts of climate change.
	PMF	The PMF or probable maximum flood scenario represents the full extent of the floodplain, or the most serious flood that could be expected to occur. This is usually estimated based on the probable maximum rainfall, not including the impacts of climate change
	Investigation area	Locations where a current flood study has not been delivered and information to determine flood risk is not available. The approximation of the floodplain in these areas is based on a citywide overland flow study. Further investigation is needed.

Historic Flood Events

Based on the best information available to Council, the table below indicates whether or not the selected property may have been impacted by significant historic flood events. It is possible that other creek flooding or overland flow, which is not included in Council's mapping of these events, may have impacted the property.

Flood event	Property impacted
1974	No
2017 (after ex Tropical Cyclone Debbie)	No
2022 (late February / early March)	No

Further Information

1. Floods are highly unpredictable and variable, and properties may be affected by other sources of potential flooding. Each flood and its impact is different. Areas that were not flooded previously may be affected by future events. Areas that have been previously flooded may be impacted in different ways. This online report cannot take all of this into account.
2. The flood mapping and levels in this report are based on data from flood studies undertaken at a particular time and are subject to change. For example, if the method for calculating flood levels is updated, industry guidelines are updated or more recent information becomes available, this may result in changes to the information in this report. In areas where development is ongoing, the flood mapping and levels may not reflect developed conditions.
3. Flood studies do not create risk. They help us to understand the risk, based on relevant legislation and Queensland Government policies and guidelines. Flood studies also consider a range of other factors such as rainfall and river level information from recent events, climate change and trends, the impacts of development, changes to catchment conditions, new technologies and industry best practice (which help to improve accuracy).
4. Flood studies and models are developed from the best information available at the time. They do not tell you how the flood waters might behave, how quickly they may rise, or how dangerous the flooding will be. The models also cannot represent changes that have occurred since they were developed which may impact flood behaviour, such as earthworks, new developments or road infrastructure.
5. This report is not a substitute for independent professional advice. You should engage the services of a Registered Professional Engineer of Queensland (RPEQ) to get site specific information regarding the flood risk to your property, and how that might affect any proposed building or development work.
6. While Logan City Council takes reasonable care in producing this report, it does not guarantee that the information is accurate, complete or current. Logan City Council does not accept any responsibility for any loss or damage (however it was caused) in connection with the use of or reliance on the information in this report.

Contact Information

Where to go for further information depends on the type of information you need. Please refer to the [Flood Risk Fact Sheet](#) or contact Council using the details below.

Topic	Contact Details
Flood studies and modelling information, and the flood risk on your property	Contact Council on 07 3412 3412 or email council@logan.qld.gov.au . Further information about flooding and flood studies is available on the Flood page on Council's website.
Planning and development enquiries or proposals	Contact Council on 07 3412 3412 or email development@logan.qld.gov.au . Before lodging a development application, pre-lodgement advice is recommended.
Building information	Contact Council on 07 3412 3412 or email council@logan.qld.gov.au . You can also contact a private building certifier .
Properties in Priority Development Areas	Contact Economic Development Queensland . Council is not the planning authority for these properties.
Independent advice about flooding on your property	Contact a registered engineer through the Board of Professional Engineers of Queensland: Phone: 07 3210 3100 Email: admin@bpeg.qld.gov.au Web: Home - Board of Professional Engineers Queensland (bpeg.qld.gov.au)