

# Fact Sheet – TLPI No. 1/2024

**Temporary Local Planning Instrument (TLPI) Number 1/2024** gives legal effect to updated flood mapping and policy for use in planning, development assessment and decision making in Logan. It suspends the existing flood mapping and policy in the Logan Planning Scheme 2015 and will replace the TPLI No. 1/2023 adopted in October 2023.

TLPI No. 1/2024 does not impact existing land uses or development approvals. It applies to proposed development in areas identified on the TLPI maps (flood hazard overlay). The TLPI does not apply in the declared Priority Development Areas of Yarrabilba and Greater Flagstone, where development is managed by the Queensland Government.

## Why the change?

There are 2 key reasons for this change, outlined below.

- 1) Since the existing TLPI was adopted in October 2023, more flood studies have been completed. Council accepted new information in April 2024 for the catchments of Upper Oxley Creek and Windaroo/Belivah Creeks. It's important to use this latest information to support decisions about future growth and development in Logan.
- 2) TLPI 1/2023 introduced risk-based flood mapping and planning policy for Logan for the first time, to align with updated Queensland Government requirements and industry best practice. Applying this policy and listening to informal feedback from our community and industry has helped us to identify improvements we can make.

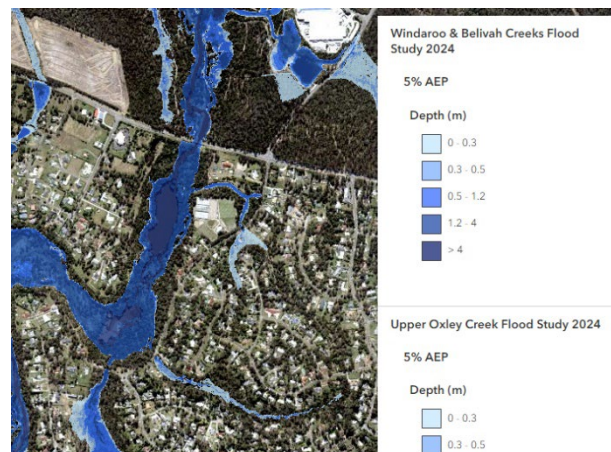


Figure 1: an example of part of the depth map from the Upper Oxley Creek Flood Study accepted in April 2024, shown in the Logan Flood Portal.

## What's changed?

### New flood studies

The new TLPI will bring the updated flood mapping and flood study information for the Upper Oxley Creek, Windaroo and Belivah Creek catchments into the flood hazard overlay maps. Potentially flood affected areas of these catchments, based on the best information Council has, were previously identified on the flood maps as “flood investigation areas”. Anyone proposing a development in those areas needed to either wait until information was available or demonstrate their works were compatible with the flood risk, usually requiring them to engage expert flood engineers to conduct their own local studies to identify the flood risk.

Having the flood studies completed allows the flood risk in these areas of Logan’s north-west and south-east to be identified, so that people do not need to pay for their own studies. It may mean that some properties in those catchments:

- are no longer identified as being at risk of future flooding
- are now identified as being at risk, where they were not previously
- have an increased level of risk identified due to the impact of creek flooding.

It is important that we use the most accurate and current information from these completed flood studies to guide future development decisions.

### Policy refinements

The key changes to flood policy to be introduced in this new TLPI are summarised below.

#### Simplifying flood risk categories

The flood risk categories have been simplified to combine ‘very low’ and ‘low’. The flood likelihood and hazard on properties does not change. The same planning rules apply to all low risk (yellow) areas, including those which were previously very low (grey).

The extent of the ‘moderate’ flood risk category has been reduced. Areas impacted by a flood with a 1 in 2000 chance (0.05%) of happening in any year where the impact (hazard or level of danger) of that flood is at level 3 or 4, are now categorised as low risk for planning and development purposes.

		Flood hazard category					
		H1	H2	H3	H4	H5	H6
Likelihood	PMF	VERY LOW				LOW	
	0.05% AEP	VERY LOW				MODERATE	
	0.5% CC AEP	MODERATE				HIGH	
	1% CC AEP	MODERATE				HIGH	
	5% CC AEP	HIGH					

		Flood hazard category					
		H1	H2	H3	H4	H5	H6
Likelihood	PMF	LOW				LOW	
	0.05% AEP	LOW				MODERATE	
	0.5% CC AEP	MODERATE				HIGH	
	1% CC AEP	MODERATE				HIGH	
	5% CC AEP	HIGH					

The characteristics of the risk categories are described in the figure below.

Risk category	Characteristics
High	<ul style="list-style-type: none"> <li>• Deep and fast flowing waters</li> <li>• Poses high risk to life and/or likely failure of buildings</li> <li>• Frequently flooded, high chance of occurrence</li> </ul>
Moderate	<ul style="list-style-type: none"> <li>• Less frequently affected by flooding or if more frequent, with shallow and slower moving floodwater</li> <li>• Unsafe consequences if not mitigated</li> </ul>
Low	<ul style="list-style-type: none"> <li>• Extremely unlikely chance of flooding and/or shallow relatively benign flooding conditions</li> <li>• Identifies the full floodplain under the largest flood that could conceivably occur</li> </ul>

### Managing access and isolation

The requirements for houses and non-residential uses (other than vulnerable uses, such as childcare or hospitals, or essential community infrastructure, such as electricity infrastructure) to mitigate their risk of isolation has changed. For example, sheds no longer need safe vehicle access during a flood.

Rules still apply for developments that introduce more people to flood-affected areas and areas where people can be stranded for long periods of time, without access to important goods and services such as food, water and medical supplies (including prescription medication).

Industrial or commercial businesses (not vulnerable or accommodation uses) can now be established or expanded in areas that may be isolated provided there is sufficient warning time (at least 10 hours) to allow for safe self-evacuation, or where they will only be isolated for a short period (less than 4 hours).

### Protecting vulnerable community members

In areas impacted by floods that have a 1 in 2000 (0.05%) chance of happening in any year, vulnerable uses (such as childcare centres) will now be allowed, providing they mitigate the impact of flooding. Examples of mitigation may include raising floor levels, flood-resilient building design, managing safe access and evacuation.

More rare floods are generally bigger. It is important that we take measures to reduce that impact for the young, elderly and others needing extra help. This protects our most vulnerable community members and reduces the burden on our emergency services, whose resources are already stretched in severe floods.

### What's a TLPI?

Queensland's *Planning Act 2016* allows local governments to adopt a TLPI to give effect to new planning rules quickly under certain conditions, including where they reduce risk or avoid increasing risk to the community. A TLPI has effect for up to 2 years, giving Council time to introduce those changes into the local planning scheme. The process to formally amend the planning scheme takes 18-24 months.

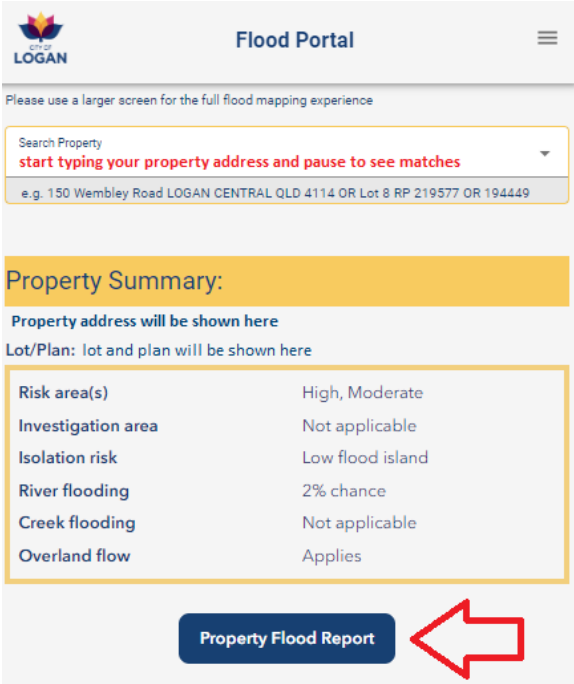
## How can I have my say?

The risk-based flood mapping and policy for Logan, including the changes to be introduced in this new TLPI, are part of the new draft planning scheme, Logan Plan. When the Queensland Government have completed their review of the draft Logan Plan, we can share it with the community. This upcoming public consultation stage, anticipated in 2025, will allow everyone to:

- see the full planning policy and maps in detail, including the flood hazard overlay maps and planning policy responses (that is, the way varying flood risk impacts proposed development of different types and scales)
- learn more about how the mapping and policy work, and the way they are applied to a particular property or activity
- have their say to help shape the new Logan Plan.

## Can I see the TLPI and learn more?

There are a range of resources available to help you access the TLPI and learn more.

<p>See how this impacts <b>my property</b></p>	<p>Please visit the <a href="#">Logan Flood Portal</a> on a computer or your mobile phone. Search for your property and check the pop-up flood assessment summary. There is a button to access the full Property Report if you need it.</p> 
<p>See the updated <b>mapping</b></p>	<p>Please visit the <a href="#">Logan Flood Portal</a>. The interactive mapping in this free online service is best viewed on a larger screen (tablet, laptop or computer).</p>
<p>See the updated flood <b>policy</b></p>	<p>Please visit Council's website (see <a href="#">Temporary local planning instruments</a>) to view the TLPI policy instrument and related</p>

	<p>documents, including the Explanatory report. You can also see the previous TLPI (adopted in October 2023) on this page.</p> <p>After the TLPI has taken effect, it will be available in the Logan ePlan, the free online viewer for our local planning policy. In this tool you can view the <a href="#">Flood hazard overlay code</a> and the <a href="#">Planning Scheme Policy 10 – Flood</a>. Interactive mapping is also available (see Overlays (Part 8), OM-05 Flood hazard overlay).</p>
Learn more about <b>risk-based flood mapping</b>	Please see our <a href="#">Risk-based flood mapping fact sheet</a> (PDF, 500 KB)
Understand <b>key terms</b>	<p>Please see our <a href="#">Glossary</a> (PDF, 370 KB) of key flooding terms and concepts.</p> <p>You can also view our <a href="#">PDF map</a> (2.6 MB) of Logan’s waterways and catchments.</p>
Learn more about <b>flood studies</b> and flooding in general	Please visit our <a href="#">Flood</a> webpage, where you will find further information and videos. This includes a list of flood studies with links to the technical reports received from the consultants. The list also tells you when future flood studies or updates are expected to be available.
<b>Contact Council</b>	<p>Phone: 07 3412 3412 (Monday to Friday 8 am to 5 pm)</p> <p>Email: <a href="mailto:Council@logan.qld.gov.au">Council@logan.qld.gov.au</a>.</p> <p>In person: 150 Wembley Road, Logan Central, or visit our <a href="#">website</a> to find our office locations and opening hours.</p>