

18 June 2026

Council Reference: RL/64/2026

Leah Bagnall
Senior Planning Officer
Planning Assessment and Technical Services
Logan City Council

Via email: development@logan.qld.gov.au

Re: Information Request – RL/64/2026

Property: 12–16 Braddon Street and 223 California Creek Road, Cornubia

Proposal: Reconfiguring a Lot (Boundary Realignment)

Dear Ms Bagnall,

We refer to Council's Information Request dated 2 June 2026 in respect of the above application.

This response addresses Item 1.1 regarding the proximity of the proposed boundary to the existing waterbody and the provision of space for maintenance works.

The dam on the property is fed from both the tributary to California Creek and a natural spring, meaning outside periods of extreme weather, the water level remains consistent. The dam is more appropriately characterised as a natural landform rather than a constructed dam with engineered embankments. As such, it does not function as, nor has it historically required management consistent with, a regulated dam structure under Planning Scheme Policy 5.

Importantly:

- The feature has existed in its current form for in excess of ~40 years with no evidence of active management, structural modification, or maintenance intervention.
- Apart from the existing culvert structure (which is unaffected by the proposed boundary realignment), no maintenance activities have been required within the banks of the dam over the past 22 years of ownership.
- Planning Scheme Policy 5 relates to the construction of new man-made dam structures that require ongoing maintenance, particularly during early years of establishment. There are many examples of dams being located on boundaries in the immediate locality of Cornubia/Carbrook.
- The absence of any engineered embankment further distinguishes this feature from the type of infrastructure contemplated under Section 3.3.5.1(2)(a) of the Planning Scheme Policy.

Given the above, the requirement to provide a 10-metre setback from the top of the embankment to facilitate maintenance access is not considered applicable or necessary in this instance. The only maintenance associated with the dam and watercourse is the outlet structure which is wholly contained within proposed lot 21.

In order to alleviate any concerns regarding the future maintenance of the dam, we are willing to adjust the proposed boundary to ensure the entire dam to the top of the embankment is included in proposed lot 21, with the new boundary not closer than 3 metres from the outlet structure to facilitate any further maintenance works, as illustrated in the figure enclosed.

The amendment to the proposed new boundary results in the area subject the realignment being reduced from 2,248m² to ~2,148m² (-100m²).

We submit that the proposed boundary realignment does not constrain or inhibit any future maintenance regime, nor does it introduce risk to the function or integrity of the natural feature.

We trust the above adequately addresses Council's request. Should Council accept this proposed amendment, we commit to amending the Preliminary Survey Plan prior to the commencement of public notification.

Should you require any further clarification, please do not hesitate to contact us.

Yours sincerely,

Libby (Elizabeth)Penfold

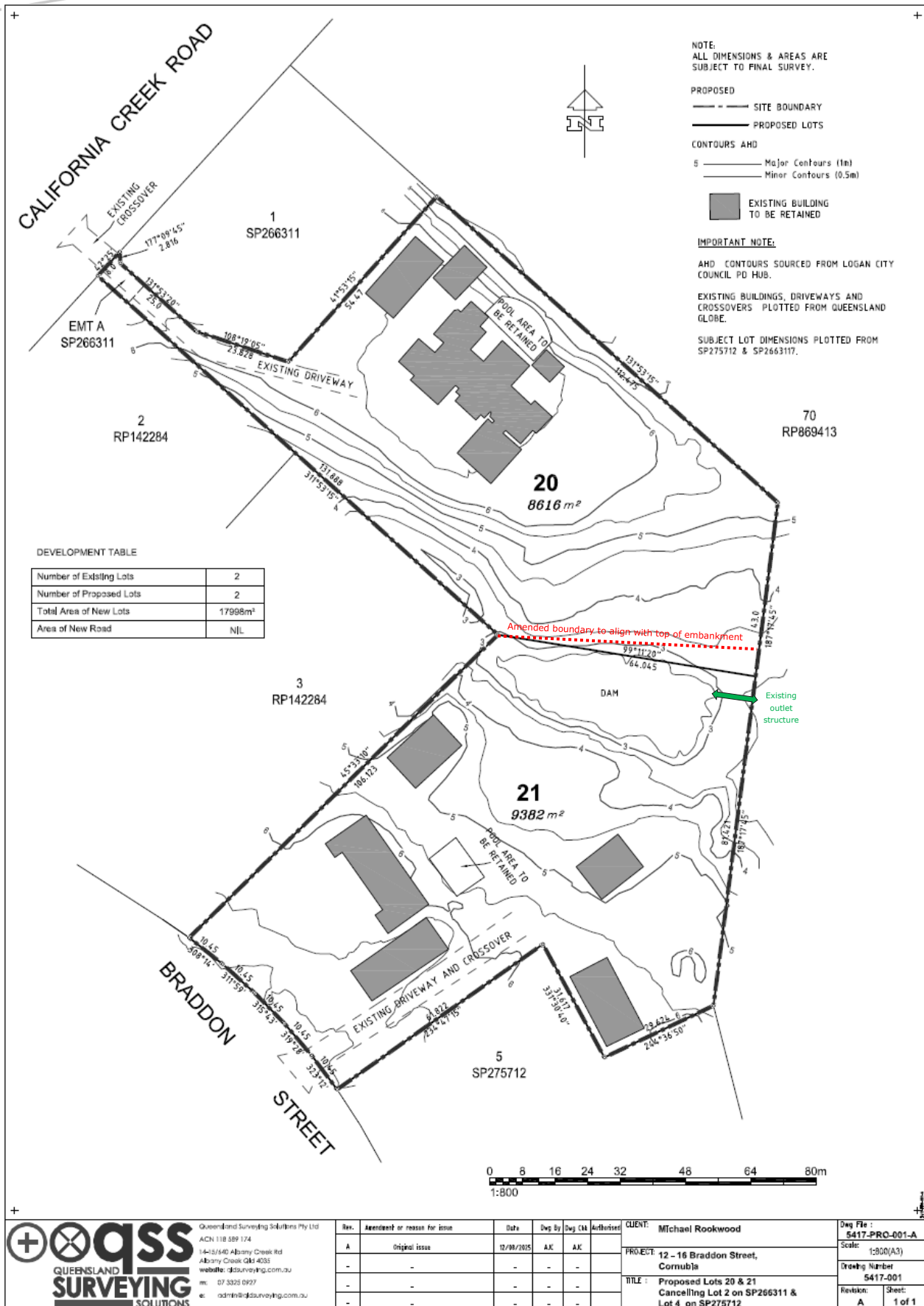


Figure: Annotated Preliminary Plan of Survey