

TOWN PLANNING REPORT

Boundary Realignment

12-16 Braddon Street & 223 California Creek Road, Cornubia

Development Application for Reconfiguring a Lot (2 lots into 2 lots)



27 April 2026

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DOCUMENT CONTROL

Version	Date	Author	Details
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1. INTRODUCTION

This Planning Report supports a Development Application (DA) seeking a Development Permit for Reconfiguring a Lot – 2 lots into 2 lots (Boundary Realignment). The DA is made over land located at 223 California Creek Road and 12-16 Braddon Street, Cornubia, formally described as Lot 2 on SP266311 and Lot 4 on SP275712.

This Town Planning Report assesses the proposal against the relevant provisions of the *Logan Planning Scheme 2015* (the Planning Scheme), the *Planning Act 2016* (the Planning Act) and other relevant legislation. Due to the resulting lot areas being below the minimum lot size required for the rural residential zone, the DA is 'Impact Assessable' under Table 5.6.1 of the Planning Scheme.

TABLE 1-1 APPLICATION SUMMARY

Address	223 California Creek Road (Lot 2) 12-16 Braddon Street, Cornubia (Lot 4)
Real Property Description	Lot 2 on SP266311 Lot 4 on SP275712
Lot Area	6,365m ² (Lot 2) 11,630m ² (Lot 4)
Landowners	A.R. Olsen (Lot 2) E.M. Penfold (Lot 4)
Local Government	Logan City Council
Planning Scheme	Logan Planning Scheme 2015 (v9.2)
Zoning & Precinct	Rural Residential – Park Living
Overlays	<ul style="list-style-type: none"> • Acid sulfate soils • Biodiversity areas • Bushfire hazard • Flood hazard • Landslide overlay and steep slope • Residential • Transport noise corridor • Waterway corridors and wetlands
Application Type	Reconfiguring a Lot, Development Permit
Application Description	Boundary Realignment (2 lots into 2 lots)
Level of Assessment	Impact Assessable
Referral Agencies	None
Public Notification	15 business days

2. SITE DESCRIPTION

The subject site comprises two adjoining lots located within the red boundary shown in Figure 2-1. The northern lot (Lot 2) contains an existing dwelling house and associated residential outbuildings, with landscaped yard areas and peripheral tree cover. The southern lot (Lot 4) also contains existing residential structures, sheds, and areas used for outdoor storage and vehicle parking. Both lots are predominantly cleared, with scattered vegetation primarily concentrated along internal boundaries and at the interface with the adjoining bushland to the east.

Topographically, the land presents as gently undulating, with no observable steep slopes or major changes in contour across the site. The area immediately surrounding the site includes a mix of residential properties, large lots with rural-residential uses, and areas of open space and natural vegetation. A vegetated corridor adjoins the eastern boundary, forming part of a larger bushland reserve network associated with California Creek.

Vehicular access to the site is via California Creek Road for Lot 2 and Braddon Street for Lot 4. The lots are located within an established infrastructure catchment, with connections to standard urban services available in the immediate locality.



FIGURE 2-1 SUBJECT SITE (SOURCE: QLD GLOBE, 2026)

3. DEVELOPMENT PROPOSAL

3.1 PURPOSE

The purpose of the proposed reconfiguration of the lots is to realign the common boundary between Lot 2 and Lot 4 to allow the rear parcel of land currently within Lot 4, as shown in Figure 3-1, to be held within the title of Lot 2.

The rear parcel of land is largely disconnected from the balance of Lot 4 by the waterway and dam, with access limited to light vehicles property maintenance equipment. As shown in Figure 3-2, this unimproved parcel of land contains several mature trees and is not connected to any utility services.

The boundary realignment will allow this parcel of land to be included in Lot 2 which has unimpeded access along the full length of the existing boundary.

The new boundary has been proposed on the northern bank of the existing waterway and dam which provides a natural boundary between the two lots and more accurately reflects the land usage patterns.

The proposed change will not alter the existing access or infrastructure servicing arrangements for the two properties.

3.2 LAYOUT AND DESIGN

The proposal seeks to realign the existing common boundary such that the part of current Lot 4 which is west of the waterway corridor be included into the area of the parcel currently described as Lot 2, with the proposed lot configuration summarised in Table 3-1.

TABLE 3-1 PROPOSED LOT CONFIGURATION

Lot Description	Existing Size	Proposed Size	Proposed Change
223 California Creek Road	6,365m ²	8,613m ²	+2,248m ²
12-16 Braddon Street	11,630m ²	9,382m ²	-2,248m ²
Total	17,995m ²	17,995m ²	



FIGURE 3-1 PARCEL SUBJECT TO BOUNDARY REALIGNMENT



FIGURE 3-2 PHOTOMONTAGE OF PARCEL

4. TOWN PLANNING FRAMEWORK

4.1 PLANNING ACT 2016

This section provides an overview of the legislative context of the application under the provisions of the *Planning Act 2016* and under related legislation including the Planning Regulation 2017 and the Development Assessment Rules.

4.2 ZONING AND LEVEL OF ASSESSMENT

The zoning for the site is Rural Residential – Park Living Precinct. Table 5.6.1 – Reconfiguring a Lot. Section 5.6 (Categories of Development and Assessment – Reconfiguring a Lot) of the Planning Scheme, specifically Table 5.6.1, sets out that in the Rural Residential Zone - Park Living precinct a proposed lot that is less than 100 hectares is subject to 'Impact Assessment'.

4.3 CATEGORIES OF DEVELOPMENT AND BENCHMARKS

The development proposed by this application includes a Reconfiguration of a Lot that is made Impact Assessable under the Planning Scheme, in accordance with section 45 (2) of the *Planning Act 2016*. The benchmarks for a categorising instrument as set out in section 45(5) (a) of the Act have been considered by this report.

“(5) An impact assessment is an assessment that—

(a) must be carried out—

(i) against the assessment benchmarks in a categorising instrument for the development; and

(ii) having regard to any matters prescribed by regulation for this subparagraph; and

(b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.”

The relevant assessment benchmarks are described in section 30 of the Planning Regulation 2017, and state:

“(1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.

(2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—

(a) the assessment benchmarks stated in—

(i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

(ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

(iii) a temporary State planning policy applying to the premises;

(b) if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;

(c) if the local government is an infrastructure provider—the local government’s LGIP.

(3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.”

The relevant assessment benchmarks are identified and assessed in Section 5 of this report.

4.4 PUBLIC NOTIFICATION

Section 53 of the *Planning Act 2016* identifies the circumstances when the notification stage of the development assessment process applies as follows:

“(a) any part of the application requires impact assessment; or

(b) the application includes a variation request.”

The DA will be publicly notified for a period of 15 business days with notification including the following actions in accordance with the Part 4 and Schedule 3 of the *Development Assessment Rules – Version 3.0*:

“17 Public notice requirements

17.1 The applicant, or the assessment manager acting under section 53(10) of the Act, must give public notice by—

(a) placing notice on the premises the subject of the application that must remain on the premises for the period of time up to and including the stated day;

(b) and giving notice to the adjoining owners of all lots adjoining the premises the subject of the application; and

(c) publishing a public notice complying with the public notice requirements stated in the confirmation notice.”

4.5 STATE ASSESSMENT BENCHMARKS

4.5.1 DEVELOPMENT ASSESSMENT MAPPING

As shown on Figure 4-1, the site is within the defined ‘Urban Footprint’ with the Regulated Vegetation Management Map and Core Koala Habitat Areas partially extending into the site, and the storm tide inundation and Koala Priority Areas within the adjacent California Creek reserve area.

The proposed development does not involve interfering with these areas or the removal of vegetation therefore no state assessment benchmarks under the State Development Assessment Provisions are applicable, and no state referrals are triggered.

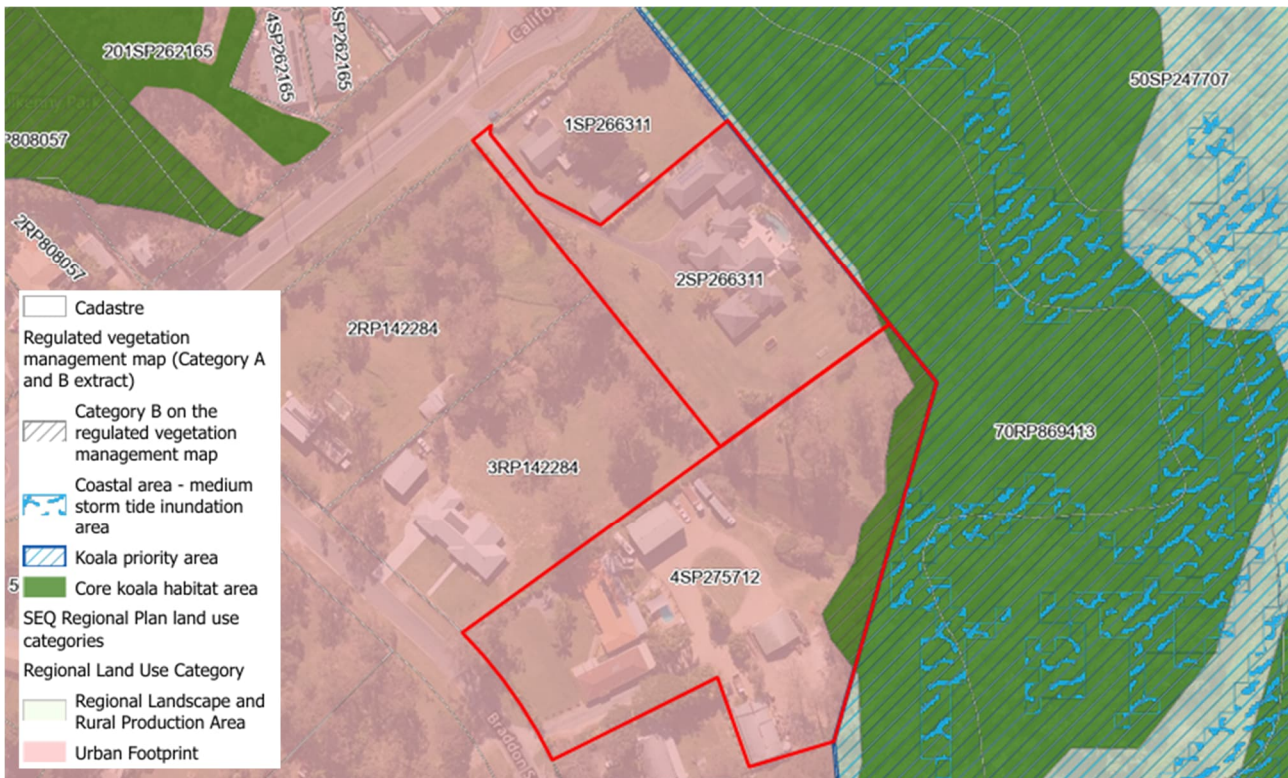


FIGURE 4-1 DAMS MAPPING (QLD GOVERNMENT, 2026)

4.5.2 SOUTH EAST QUEENSLAND REGIONAL PLAN

The SEQ Regional Plan defines a spatial framework for the region and allocates land into one of five regional land use categories. Under the SEQ Regional Plan the subject site is contained within the 'Urban Footprint'. As the proposal is for reconfiguring a lot within an emerging residential area, it is clearly appropriate for the development of "urban activities".

4.5.3 STATE PLANNING POLICY

The State Planning Policy has been reviewed relative to the subject site, in particular the development assessment requirements within Part E. The applicant considers that the SPP is not applicable due to the location of the subject site and the nature of the works being proposed. Furthermore, the subject site is situated within the Logan City Council administrative area, and the application is made assessable under the Planning Scheme. Part 2, Section 2.1 of the planning scheme identifies that the SPP was integrated into the Planning Scheme, and no further conflict has been identified.

5. PLANNING SCHEME ASSESSMENT

5.1 STRATEGIC FRAMEWORK

The whole of the Planning Scheme is identified as the assessment benchmark for impact assessable development. This specifically includes assessment of impact assessable development against this strategic framework. The strategic framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs in area. As demonstrated in the following sections, the proposal complies with the zone code and precinct overall outcomes, and therefore the broader planning scheme's strategic framework.

The following provides an assessment against the following strategic framework themes (considered relevant) to provide justification for the intended development:

- Settlement pattern – The proposed development is located within the urban footprint identified on SFM-0.100 Strategic framework map and retains the rural residential character of the Rural living area.
- Natural environment – the proposed development is located on land adjacent to California Creek which is a locally significant waterway area. The proposed development will not have an impact on any existing environmental values associated with this area.

5.2 RURAL RESIDENTIAL ZONE

Section 6.2.13.2 of the Planning Scheme states the following for the Rural residential zone:

The purpose of the Rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.

The local government purpose of the Rural residential zone code is to:

- predominantly provide for Dwelling houses on larger lots;*
- provide for development in a semi-rural, landscaped or bushland setting;*
- protect rural residential amenity.*

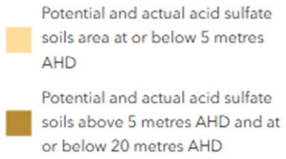

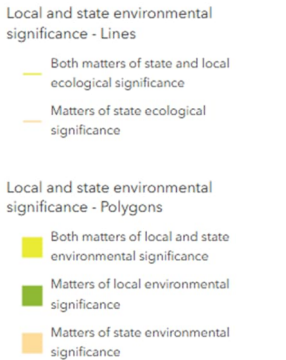



The proposed development maintains the purpose of the zone for dwelling houses on larger lots and will increase the rural amenity of Lot 2 without compromising the amenity of Lot 4.

The proposed boundary realignment seeks to maintain two appropriately sized lots which maintain sufficient shape, area and utility consistent with the rural residential character of the zone.







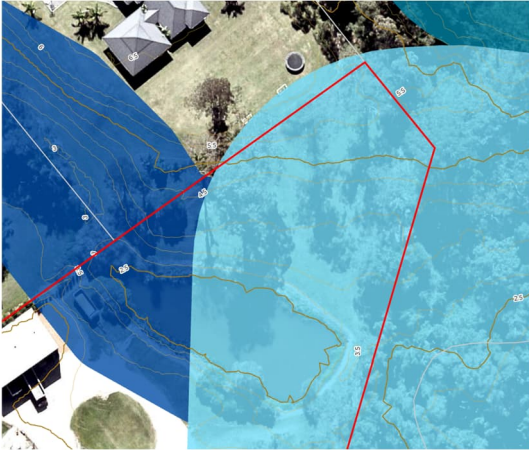



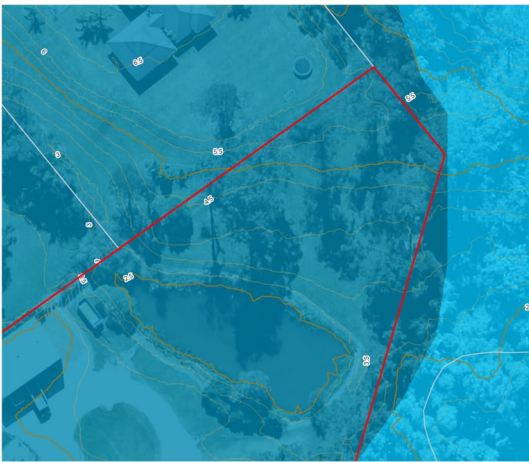





5.3 OVERLAY CODES

The Planning Scheme Overlay Mapping applicable to the area subject to the boundary realignment is identified in Table 5-1.

TABLE 5-1 OVERLAY CODES

Overlay Code	Planning Scheme Mapping	Applicability
<p>OM-01.01 Acid sulfate soils</p> <p>Potential and actual acid sulfate soils area at or below 5 metres AHD</p> <p>Potential and actual acid sulfate soils above 5 metres AHD and at or below 20 metres AHD</p> 		<p>Potential acid sulfate soils are mapped within the site however no ground disturbance is proposed as part of the boundary realignment.</p>
<p>OM-02.04 Matters of state and local significance</p> <p>Local and state environmental significance - Lines</p> <p>Both matters of state and local ecological significance</p> <p>Matters of state ecological significance</p> <p>Local and state environmental significance - Polygons</p> <p>Both matters of local and state environmental significance</p> <p>Matters of local environmental significance</p> <p>Matters of state environmental significance</p> 		<p>Matters of state and local significance are mapped within the site however no clearing is required to facilitate the boundary realignment.</p>
<p>OM-02.03 Locally significant vegetation types</p> <p>Locally significant <i>Gossia gonoclada</i> area</p> 		<p>The site is mapped as potentially containing locally significant <i>Gossia gonoclada</i> however none have been identified within the area.</p>

Overlay Code	Planning Scheme Mapping	Applicability
<p>OM-02.01 Vegetation management areas</p> <ul style="list-style-type: none"> Primary vegetation management area Secondary vegetation management area 		<p>The site is located within the primary vegetation management area. No vegetation clearing is required to facilitate the boundary realignment.</p>
<p>OM-03.01 Bushfire hazard risk area</p> <ul style="list-style-type: none"> Bushfire hazard - very high potential Bushfire hazard - high potential Bushfire hazard - medium potential Bushfire hazard - potential impact buffer 		<p>Part of the site is located in the very high potential for bushfire zone. The proposed development does not include the erection of any buildings within this area. Further, the realignment of the boundary will increase accessibility for fire fighting purposes.</p>
<p>OM-05.00 Flood hazard trigger</p> <ul style="list-style-type: none"> Flooding and inundation areas 		<p>The site is located in the flood hazard area. No buildings are proposed within the area associated with the boundary realignment.</p>
<p>OM-08.00 Landslide hazard and steep slope area trigger</p> <ul style="list-style-type: none"> Steep slope area 		<p>Parts of the site are located within the mapped steep slope area. No buildings are proposed within the area associated with the boundary realignment.</p>

Overlay Code	Planning Scheme Mapping	Applicability
<p>OM-10.00 Residential overlay</p> <p> Residential overlay</p>		<p>The site is within the Rural residential area with the boundary realignment not compromising the rural residential character or amenity.</p>
<p>OM-14.01 Waterways</p> <p> Minor waterway</p> <p> Medium waterway</p> <p> Major waterway</p> <p> River waterway</p>		<p>The site contains a minor waterway and dam, which flows into the major waterway, California Creek. The proposed boundary realignment will not impact the function of the waterway.</p>
<p>OM-14.02 Wetlands</p> <p>Wetlands</p> <p> Major wetland</p> <p> Minor wetland</p> <p>Wetland buffer</p> <p></p>		<p>The site is within the wetland buffer area. The proposed development will not impact on the function of the adjacent wetland area.</p>
<p>OM-12.00 Transport noise corridor trigger</p> <p>Transport noise corridor - Local government road</p> <p> Cat 1: 58 dB(A) =< Noise Level < 63 dB(A)</p> <p> Cat 2: 63 dB(A) =< Noise Level < 68 dB(A)</p> <p> Cat 3: 68 dB(A) =< Noise Level < 73 dB(A)</p> <p> Cat 4: Noise Level >= 73 dB(A)</p>		<p>Lot 2 is accessed via California Creek Road which is part of the transport noise corridor. The proposed realignment will not increase the severity of impacts associated with this corridor.</p>

5.4 PLANNING SCHEME ASSESSMENT BENCHMARKS

The proposal triggers assessment against the applicable development codes contained within the Planning Scheme. Table 5-2 below provides an assessment against the relevant development codes.

A full response to the Rural Residential Zone Code and Reconfiguring a Lot Code is provided in Attachment 4. It is noted to Council that an assessment of all overly codes (refer to Table 5-1) and development codes (refer to Table 5-2) has been undertaken. Where compliance was achieved, or where provisions were deemed not applicable. Detailed responses to those codes have not been provided as they were not considered necessary.

TABLE 5-2 RESPONSE TO ASSESSMENT BENCHMARKS

Applicable Codes	Purpose of the Code	Code Responses Provided
Filling and excavation code	The purpose of the code is to protect premises, people and natural processes from adverse impacts associated with filling or excavation.	N/A - No filling or excavation is required or proposed to facilitate the boundary realignment.
Infrastructure code	The purpose of the code is to ensure that infrastructure is provided to service development.	N/A - The proposed boundary realignment does not require alteration to the existing service provisions for each lot.
Landscape code	The purpose of the code is to enhance visual amenity of the built and natural environment	N/A – No landscaping is proposed.
Servicing, access and parking code	The purpose of the code is to ensure that development satisfies the demand for parking and provides safe, functional and legible parking, access and servicing.	N/A – The proposed boundary realignment does not alter existing access arrangements.

6. CONCLUSION

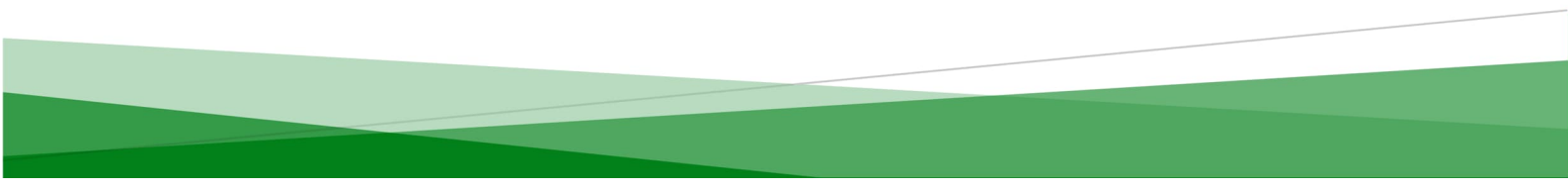
This Planning Report has identified and analysed the relevant planning issues of this proposed development, which requires a Development Permit for Reconfiguring a being (2 Lots into 2 Lots) via a boundary realignment.

The conclusions, which can be drawn from this assessment report, are as follows;

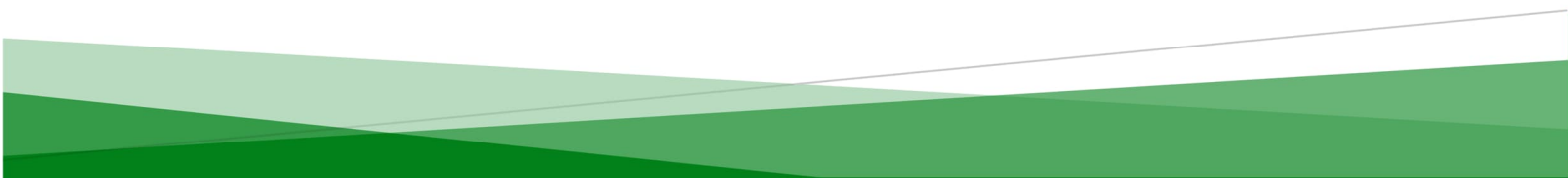
- The Development Application has been made in accordance with the requirements for development under the *Planning Act 2016*;
- The proposal complies with the Planning Scheme requirements for assessable development and demonstrates that the development will contribute to the relevant strategic framework themes of the Planning Scheme;
- The proposal clearly meets the purpose of the Rural Residential Zone;
- The proposal complies with the performance criteria and / or acceptable outcomes of the relevant codes;
- The proposal does not result in the creation of any additional lots;
- The proposal maintains the rural character of the area and increases the rural residential amenity of Lot 2 without compromising the amenity of Lot 4;
- The proposal maintains the existing waterway which provides a natural boundary between the lots, with the realignment not impacting on the biodiversity values mapped within the area.

This Planning Report supports the proposed development and is it recommended that Council as the Assessment Manager, approves the Development Permit.

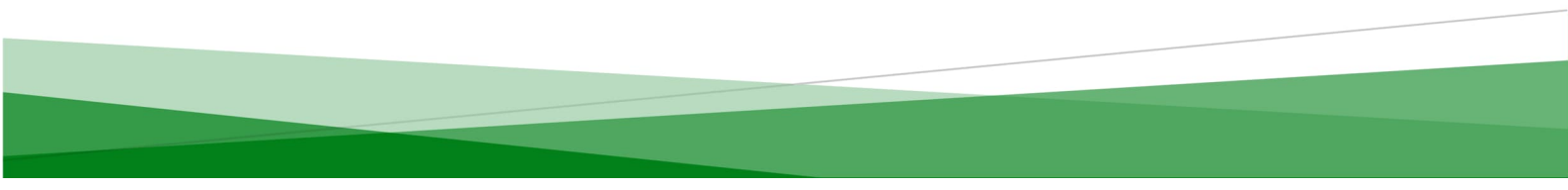
ATTACHMENT 1: DA FORM 1



ATTACHMENT 2: OWNERS CONSENT



ATTACHMENT 3: PROPOSAL PLAN



ATTACHMENT 4: CODE COMPLIANCE TABLES

