



Enquiries: Terri-Lea Field
Direct Phone: 07 5433 2780
Our Ref: DA/2024/0097
Your Ref: 18-0096
Date: 28 March 2024

Foreverlen Pty Ltd
c/- Colliers International Engineering & Design P/L
PO Box 1344
BUDDINA QLD 4575

Dear Applicant

Re: Bulk Pre-Request Concurrence Advice against Planning Scheme for Building Works
Property Location: 409-423 Caboolture River Road LILYWOOD
Property Description: Lot 1 RP 866105, Lot 12 RP 866105
Estate and Stage: Lilywood Landings - Stages 1-4

Please be advised that on 28 March 2024 your recent Bulk Pre Request for Concurrence Agency Assessment against the Planning Scheme for future Dwelling Houses within Stages 1-4 at the abovementioned property was approved by Council's Delegate as the Assessment Manager.

It is noted that the referral has been assessed within the limits of the Council's jurisdiction as a concurrence agency, **only** in relation to the following matters, as requested through the referral:

- RAD3 (PO3):
 - A side (non-built to boundary wall) setback as per QDC measured to the wall, in lieu of measuring to the outermost projection (OMP);
 - For lots with a frontage of 9.5m or more, a rear setback as per QDC measured to the wall, in lieu of a minimum 5.0m setbacks and measured to the OMP;
 - For lots with a frontage of less than 9.5m, a rear setback as per QDC measured to the wall, in lieu of measuring to the OMP.
- RAD5 (PO4): a varying site cover as identified in the below table, in lieu of a blanket 60%.

Site Cover Requirements		
	Max. where ≤ 8.5m in height	Max. where > 8.5m-12m in height
Lot Size		
300m ² or less	75%	50%
301m ² - 400m ²	70%	50%
401m ² - 500m ²	60%	60%
501m ² +	60%	50%

A complete assessment against the requirements of the Moreton Bay Regional Council Planning Scheme and the Queensland *Building Act 1975* has not been carried out by Council.

This approval is subject to the following conditions which must be included within any building development permit issued for the proposed building work, in accordance with the *Planning Act 2016*: -

1. The structure is to be located and constructed in accordance with the plans listed in the table below;

Plan Name	Reference No.	Prepared By	Dated
Caboolture West Setback Relaxation Plan	Job No: ND1577 Dwg No: SRP-01 Revision 4	Urbis	12.03.2024

2. Ensure that stormwater from the building work is lawfully discharged from the subject land without causing nuisance and annoyance to any person.

The above-mentioned conditions must be applied to any building development permit issued for the proposed building work, in accordance with the *Planning Act 2016*. Please be advised that under s57(3) this response can be taken to be Council's, as a Referral Agency's, response to the application. In this regard, further referral to Council on this matter by the Assessment Manager will not be required provided the proposal is the same or is not substantially different to that shown on the listed plans.

Please also be advised that: -

- (a) Reasons given for the inclusion of conditions in this concurrence agency pre-response referral are to ensure that the completed building work: -
 - i. will satisfy the relevant performance outcomes/criteria of the relevant code under the Moreton Bay Regional Council Planning Scheme or Queensland Development Codes MP1.1 & MP1.2; and
 - ii. will not have an extremely adverse effect on the amenity or likely amenity of the locality, and will not be in extreme conflict with the character of the locality.
- (b) Any variation to the submitted proposal or amendment to this response may require further assessment by the Council and a fee may be applicable.
- (c) This is not an approval to begin construction of the proposed building work. A building development permit must be obtained from an appropriately licensed building certifier.
- (d) This concurrence agency advice will be considered invalid should a building development permit not be obtained for the proposed building work within twelve (12) months of the date of this approval.
- (e) This concurrence agency advice does not override any condition of a development permit issued by Council associated with the development of the subject property.

Should you require any further information about this matter please contact Terri-Lea Field as referenced above.

Yours faithfully



Terri-Lea Field
Planner
Development Services

Enclosure: Approved Plan

LEGEND

- SITE BOUNDARY
- - - STAGE BOUNDARY
- LOTS WITH A FRONTAGE OF ≤12.5M
- MANDATORY BUILD TO BOUNDARY WALL
- OPTIONAL BUILD TO BOUNDARY WALL
- MANDATORY LOCATION OF DRIVEWAYS
- DUAL OCCUPANCY

QDC MP1.1 & MP1.2 Lot Side & Rear Boundary Setback Provisions

Road Frontage	≤4.5m in height	>4.5m-7.5m in height
15.000m or greater	1.500m	2.0m
14.501m - 15.000m	1.425m	1.9m
14.001 - 14.500m	1.350m	1.8m
13.501m - 14.000m	1.275m	1.7m
13.001m - 13.500m	1.2m	1.6m
12.501m - 13.000m	1.125m	1.5m
12.001 - 12.500m	1.05m	1.4m
11.501 - 12.000m	0.975m	1.3m
11.001m - 11.500m	0.9m	1.2m
10.501m - 11.000m	0.825m	1.1m
10.500m or less	0.75m	1.0m

Site Cover Requirements

Lot Size	Max. where ≤ 8.5m in height	Max. where > 8.5m-12m in height
300m ² or less	75%	50%
301m ² - 400m ²	70%	50%
401m ² - 500m ²	60%	60%
501m ² +	60%	50%

Note: Setback Provisions and Site Cover Requirements are to the external walls of a building or structure. The setback relaxations within the above tables only apply to Dwelling House and not Dual Occupancy.

