



Enquiries: Ally Maric
Direct Phone: 07 5433 2248
Our Ref: DA/2024/4628
Your Ref: 21-0359
Date: 27 November 2024

Foreverlen Pty Ltd
c/- Colliers International Engineering and 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: 403 Caboolture River Road, Upper Caboolture
Property Description: Lot 1000 SP337426
Estate and Stage: Lennium - Stage 23

Please be advised that on 27 November 2024 your recent Bulk Pre Request for Concurrence Agency Assessment against the Planning Scheme for future Dwelling Houses within Stage 23 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:

1. Requirement for Accepted Development RAD3 (Performance Outcome PO3):
 - a. Primary frontage setback of:3 metres and 2 metres measured to the wall and outermost projection (OMP) respectively in lieu of 4.5 metres and 3 metres respectively for a wall height less than 8.5 metres;
 - b. Primary frontage setback of 6 metres and 5 metres measured to the wall and OMP respectively in lieu of 4.5 metres and 3 metres respectively for a wall height greater than 8.5 metres;
 - c. Secondary frontage setback of 2 metres and 1 metre measured to the wall and OMP respectively in lieu of 3 metres and 2 metres respectively for a wall height less than 8.5 metres;
 - d. Side and rear (non-built to boundary walls) for Dwelling Houses only measured to the wall in lieu of measuring to the (OMP); and,
 - e. Setbacks for Dwelling Houses only as per the following table in lieu of the QDC and 5 metres to the rear boundary:

Lot frontage	< 4.5 metres in height	> 4.5 metres to 7.5 metres in height
15.000 metres or greater	1.500 metres	2.000 metres
14.501 metres to 15.000 metres	1.425 metres	1.900 metres
14.001 metres to 14.500 metres	1.350 metres	1.800 metres
13.501 metres to 14.000 metres	1.275 metres	1.700 metres
13.001 metres to 13.500 metres	1.200 metres	1.600 metres
12.501 metres to 13.000 metres	1.125 metres	1.500 metres
12.500 metres or less	1.000 metres	1.400 metres

2. Requirement for Accepted Development RAD5 (Performance Outcome PO4):
- Site cover measured to walls for Dwelling Houses in lieu of measuring to the OMP; and,
 - Site cover for Dwelling Houses as per the following table in lieu of the 60 percent (%) maximum:

Lot size	Maximum where < 8.5 metres in height	Maximum where > 8.5 metres to 12 metres in height
300m ² or less	75 percent (%)	50 percent (%)
301m ² to 400m ²	70 percent (%)	50 percent (%)
401m ² to 500m ²	60 percent (%)	60 percent (%)
501m ² or more	60 percent (%)	50 percent (%)

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*: -

- 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
Setback Relaxation Plan	DAA05 Rev 2	Urbis	as amended by Council - 7 November 2024

- 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: -

- Reasons given for the inclusion of conditions in this concurrence agency pre-response referral are to ensure that the completed building work: -
 - 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
 - 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.
- Any variation to the submitted proposal or amendment to this response may require further assessment by the Council and a fee may be applicable.
- 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 twenty-four (24) 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 me as referenced above.

Yours faithfully



Ally Maric
Senior Planner
Development Services

Enclosure: Approved Plans

SETBACKS TABLE - Modified From MBRC Dwelling House Code Table 9.3.1.7 Setbacks

Height of wall	Frontage Primary			Frontage secondary to street			Frontage Secondary to Lane	Side Non built to boundary wall to OMP and wall	Rear to OMP and wall	Trafficable water body to OMP and wall
	To wall	To OMP	To covered car parking space	To wall	To OMP	To covered car parking space	To OMP, wall and covered car parking space			
Less than 4.5m	Min 3m	Min 2m	Min 5.4m	Min 2m	Min 1m	Min 5.4m	Min 0.5m	Refer to table: 'Lot Side and Rear Boundary Setback Provisions' below.	Refer to table: 'Lot Side and Rear Boundary Setback Provisions' below.	Min 4.5m
4.5 to 8.5m	Min 3m	Min 2m	N/a	Min 2m	Min 1m	N/a	Min 0.5m			Min 4.5m
Greater than 8.5m	Min 6m	Min 5m	N/a	Min 3m	Min 2m	N/a	Min 0.5m			Min 4.5m

*Note- The minimum setback to covered car parking spaces may be reduced to 4.5m where: i. the primary or secondary frontage of the lot adjoins a road reserve with a minimum rear verge width of 1m or greater and includes a footpath with a width of 2m or greater; ii. the lot has a primary frontage greater than 7.5m and no greater than 10m (Lot type B).

Lot Side & Rear Boundary Setback Provisions

	≤4.5m in height	>4.5m-7.5m in height
Road Frontage		
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
12.500m or less	1.0m	1.4m

Site Cover Requirements

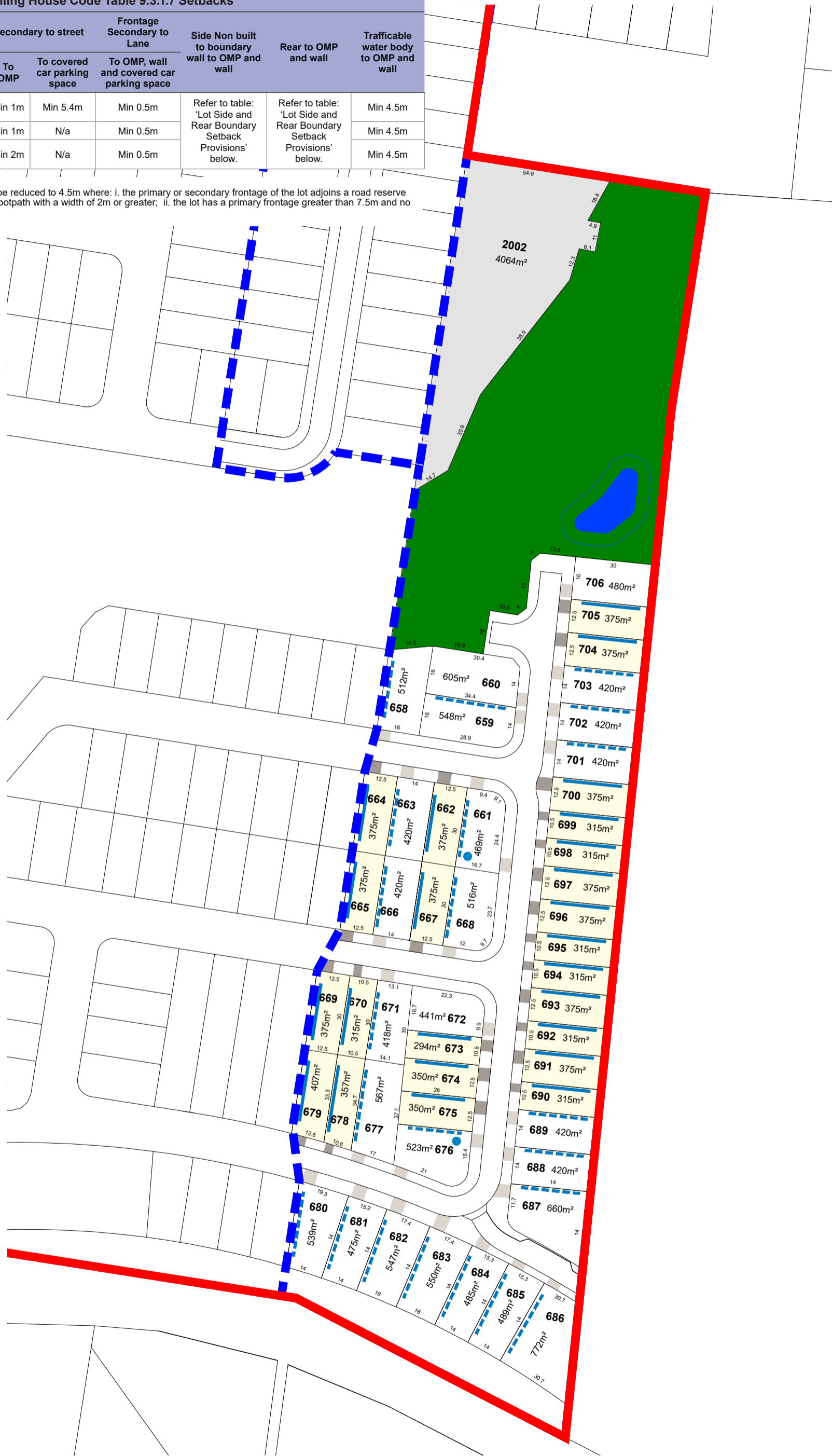
Lot Size	Max. where ≤ 8.5m in height	Max. where > 8.5m-12m in height
300m ² or less	75%	50%
301m ² - 400m ²	70%	50%
401m ² - 500m ²	60%	60%
501m ² +	60%	50%

Note: Setback Provisions and Site Cover Requirements are to the external walls of a building or structure.

The relaxations within the above tables only apply to Dwelling Houses and not Dual Occupancies.

LEGEND

- SITE BOUNDARY
- - - STAGE BOUNDARY
- - - APPLICATION BOUNDARY
- LOTS WITH A FRONTAGE OF 12.5M OR SMALLER
- MANDATORY BUILD TO BOUNDARY WALL (Lot frontages 12.5m or smaller)
- - - OPTIONAL BUILD TO BOUNDARY WALL (Lot frontages greater than 12.5m)
- DUPLEX LOTS (subject to accepted development assessment)
- MANDATORY LOCATION OF DRIVEWAYS
- OPTIONAL LOCATION OF DRIVEWAYS (preferred)



Amended by Council in red



CABOOLTURE WEST - DAA05 SETBACK RELAXATION PLAN



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1:1500 @ A3

DATE: 07.11.2024
JOB NO: ND1577
DWG NO: DAA05

Approved Subject to Conditions of Decision Notice DA/

27/11/2024