



Enquiries: Ally Maric  
Direct Phone: 07 5433 2248  
Our Ref: DA/2024/4481  
Your Ref: 18-0096  
Date: 19 March 2025

Foreverlen Pty Ltd  
C/- Colliers International Engineering And Design Pty Ltd  
Level 4 / 196 Wharf Street  
SPRING HILL QLD 4000

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 12 RP 866105**  
**Estate and Stage: Lennium - Stages 5 to 12**

Please be advised that on 18 March 2025 your recent Bulk Pre Request for Concurrence Agency Assessment against the Planning Scheme for future Dwelling Houses within Stages 5 to 12 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. Side and rear (non-built to boundary walls) for Dwelling Houses only measured to the wall in lieu of measuring to the outermost projection (OMP); and,
  - b. Setbacks for Dwelling Houses only as per the following tables 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

Terrace Boundary Setback Provisions	
Front Setback	2 metres to OMP
	3 metres to wall
Side Setback (Built to Boundary)	0 metres
Side Setback (Non-Built to Boundary)	0.5 metres to OMP
	1 metre to OMP
Rear Setback (to laneway)	0.5 metres

2. Requirement for Accepted Development RAD5 (Performance Outcome PO4):
  - a. Site cover measured to walls for Dwelling Houses and Dual Occupancies in lieu of measuring to the OMP; and,
  - b. 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 <sup>2</sup> or less	75 percent (%)	50 percent (%)
301m <sup>2</sup> to 400m <sup>2</sup>	70 percent (%)	50 percent (%)
401m <sup>2</sup> to 500m <sup>2</sup>	60 percent (%)	60 percent (%)
501m <sup>2</sup> 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*: -

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
Setback Relaxation Plan (as amended by Council)	SRP-02 Rev 4	Urbis	21 January 2025

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 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

A handwritten signature in dark ink, appearing to be 'Ally Maric', written in a cursive style.

Ally Maric  
**Senior Planner**  
Development Services

Enclosure: Approved Plans

LILYWOOD LANDINGS

SETBACK RELAXATION PLAN

Annotated by Council in red

Approved Subject to Conditions of Decision Notice DA/2024/4481 [DA/2022/2253]

Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the consent of Urbis. The plan must not be used for ordering, supply or installation and no relevance should be placed on this plan for any financial dealing of the land. This plan is conceptual and is for discussion purposes only and subject to further detail study, Council approval, engineering input, and survey. Cadastral boundaries, areas and dimensions are approximate only. Written figured dimensions shall take preference to scaled dimensions.

0 20 40 60 80 100 M

1:2000 @ A3



DATE: 21.01.2025

JOB NO: ND1577

DWG NO: SRP-02

18/03/2025

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)
- PRIMARY FRONTAGE  
(For rear-loaded terrace product)
- DUPLEX LOTS  
(subject to accepted development assessment)
- MANDATORY LOCATION OF DRIVEWAYS
- OPTIONAL LOCATION OF DRIVEWAYS (preferred)

Standard Allotment Requirements

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	1.00m	1.4m

Site Cover Requirements

	Max. where ≤ 8.5m in height	Max. where > 8.5m-12m in height
Lot Size		
300m² or less	75%	50%
301m² - 400m²	70%	50%
401m² - 500m²	60%	60%
501m² +	60%	50%

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

Terrace Allotment Requirements

Terrace Boundary Setback Provisions

Front Setback	2.0m to OMP 3.0m to Wall
Side Setback (Built to Boundary)	0.0m
Side Setback (Non-Built to Boundary)	0.5m to OMP 1.0m to Wall
Rear Setback (to laneway)	0.5m