

Enquiries: Abbey Lindley-Harris
Direct Phone: 07 3480 9987
Our Ref: DA/2025/2641
Your Ref: -
Date: 26 June 2025

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

Dear Applicant,

Re: Amended Bulk Pre-Request Concurrence Advice against Planning Scheme for Building Works

Property Location: Lot 9000 Lilywood Boulevard & 409-423
Caboolture River Road LILYWOOD
Property Description: Lots 1-2 RP 866105 & Lot 9000 SP 347803
Estate and Stage: Lennium - Stages 1 to 12

Please be advised that on 23 June 2025 your Amended Bulk Pre Request for Concurrence Agency Assessment against the Planning Scheme for future Dwelling Houses within Stages 1 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 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*: -

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	SRP-02 Rev 5	Urbis	17 June 2025
Setback Relaxation Plan	SRP-01 Rev 4	Urbis	12 March 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 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.

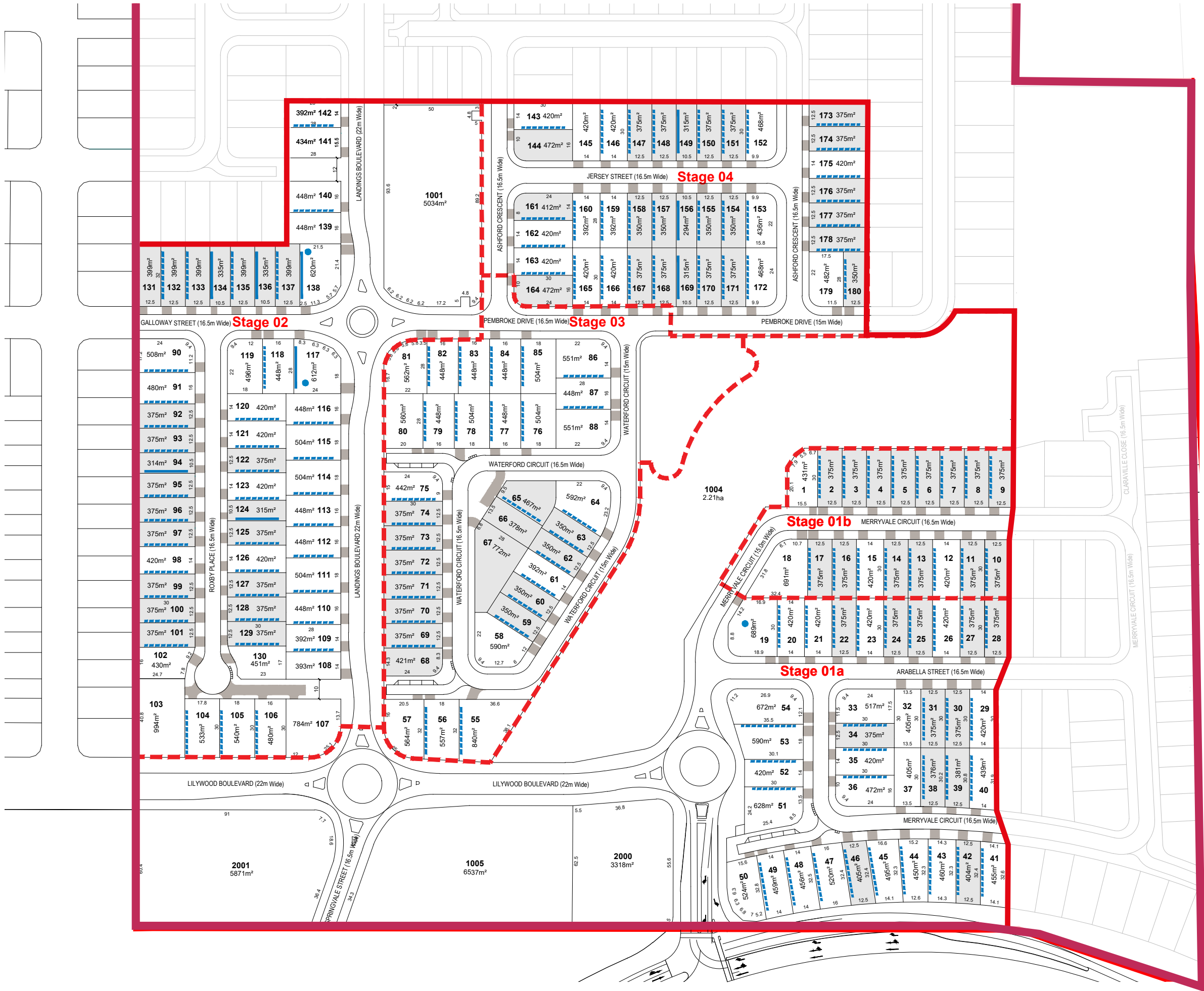
Should you require any further information about this matter please contact me as referenced above.

Yours faithfully,



Abbey Lindley-Harris
Planner, Streamline Assessment Unit
Development Services
City of Moreton Bay

Enclosure: Approved Plans



LEGEND

- SITE BOUNDARY
- STAGE BOUNDARY
- LOTS WITH A FRONTAGE OF $\leq 12.5\text{m}$
- 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		
	$\leq 4.5\text{m}$ in height	$> 4.5\text{m}$ - 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
12.001 - 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		
	Max. where $\leq 8.5\text{m}$ in height	Max. where $> 8.5\text{m}$ - 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%

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.



CABOOLTURE WEST
SETBACK RELAXATION PLAN

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DATE: 12.03.2024
JOB NO: ND1577
DWG NO: SRP-01
REV: 4

Approved Subject to Conditions of Decision Notice DA/2025/2641

23/06/2025