

Enquiries: Samantha Kalanj
Direct Phone: 07 5433 3137
Our Ref: DA/2025/2985
Your Ref: 22-0320
Date: 21 July 2025

Colliers International Engineering and Design Pty Ltd
Level 4 / 196 Wharf Street
SPRING HILL QLD 4000

Dear Applicant,

Re: Bulk Pre-Request Concurrence Agency Referral
Property Location: 26 Gibbings Court, LILYWOOD
Property Description: Lot 4 SP 191667
(Future Lots 101-159, 201-232 and 301-342)

Please be advised that on 17 July 2025 your recent Bulk Pre Request for Concurrence Agency Assessment against the Planning Scheme for 133 future Dwelling Houses 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 setbacks (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 table in lieu of the QDC and 5m to the rear boundary:

Lot Side & Rear Boundary Setback Provisions		
Lot frontage	< 4.5m in height	> 4.5m to 7.5m in height
15.000m or greater	1.500m	2.0m
14.501m - 15.000m	1.425m	1.9m
14.001m - 14.500m	1.350m	1.8m
13.501m - 14.000m	1.275m	1.7m
13.001m - to 13.500m	1.2m	1.6m
12.501m - to 13.000m	1.125m	1.5m
12.500m or less	1m	1.4m

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 and Dual Occupancies as per the following table in lieu of the 60% maximum:

Site Cover Requirements		
Lot size	Maximum where < 8.5m in height	Maximum where > 8.5m – 12m in height
300m ² or less	75%	50%
301m ² to 400m ²	70%	50%
401m ² to 500m ²	60%	60%
501m ² or more	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
Plan of Development	Dwg No: 22-0320-PD4 Issue: A	Colliers	25/06/2025

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

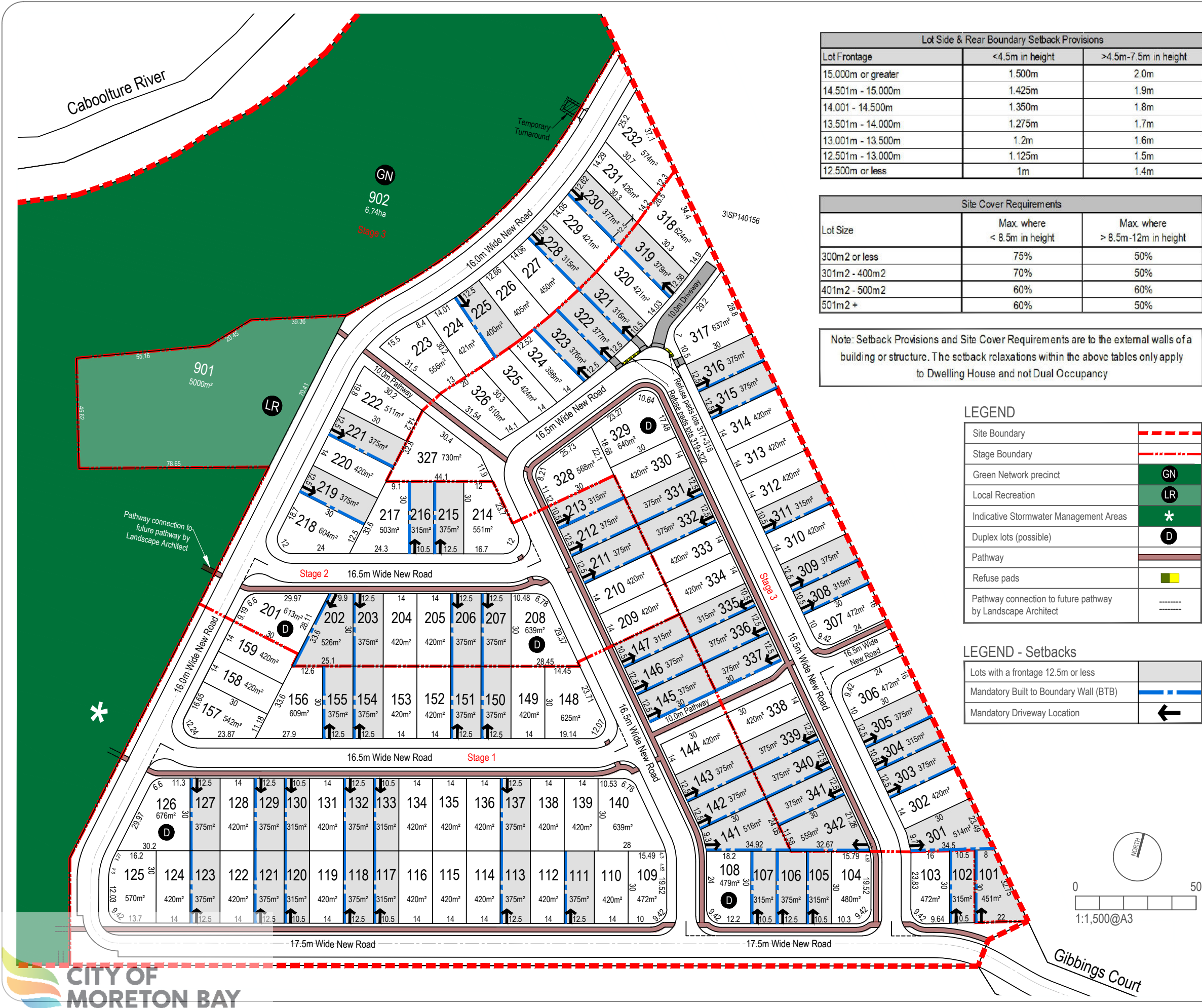
A handwritten signature in black ink, appearing to read 'S. Kalanj'.

Samantha Kalanj

Planner

Development Services

Enclosure: Approved Plans



Lot Side & Rear Boundary Setback Provisions		
Lot 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
12.500m or less	1m	1.4m

Site Cover Requirements		
Lot Size	Max. where < 8.5m in height	Max. where > 8.5m-12m in height
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 relaxations within the above tables only apply to Dwelling House and not Dual Occupancy

LEGEND

Site Boundary	
Stage Boundary	
Green Network precinct	GN
Local Recreation	LR
Indicative Stormwater Management Areas	*
Duplex lots (possible)	D
Pathway	
Refuse pads	
Pathway connection to future pathway by Landscape Architect	

LEGEND - Setbacks

Lots with a frontage 12.5m or less	
Mandatory Built to Boundary Wall (BTB)	
Mandatory Driveway Location	

CLIENT

ORCHARD
Property Group

PROJECT

Plan of Development

26 Gibbings Court,
Upper Caboolture

4 on SP191667

AMENDMENTS:

A	Original	DATE: 25.06.2025
B		
C		
D		
E		
F		
G		
H		

DESIGNED: JT DATE: 25.06.2025

DRAWN: JT DATE: 25.06.2025

SCALE: 1:1,500 @ A3 1 of 1

IMPORTANT NOTES:

This note is an integral part of this plan. This plan may not be reproduced without this note.

This plan was prepared for a Development Application. This plan should not be used for any other purposes.

This plan remains subject to, but not limited to, authority approval, detail design and final survey.

The total number of lots shown on this plan is approximate only.

No relevance should be placed on the information on this plan for any financial dealings involving the land.

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Colliers

DRAWING NUMBER:

22-0320-PD4

ISSUE:

A