CITY OF MORETON BAY

Enquiries: Patrick Kennedy
Phone: 07 3094 3653
Our Ref: DA/2026/5307
Your Ref: 18-0186
Date: 27 October 2026

Orchard (Craig Rd) Developments Pty Ltd
c/- Colliers International Urban Planning Pty Ltd
Level 5 1 Eagle Street
BRISBANE QLD 4000

Dear Applicant,

Re: Bulk Pre-Request Concurrence Advice against Planning Scheme for Building Works
Property Location: 34 Craig Road, Lilywood
Property Description: Lot 1 SP 311833
Estate and Stage: Orchard - Stages 1 to 5

Please be advised that on 21 October 2026 your recent Amended Bulk Pre Request for Concurrence Agency Assessment against the Planning Scheme for future Dwelling Houses within Stages 1 to 5 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 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

Document Set ID: 76939711
Version: 1, Version Date: 27/10/2026

Lot frontage	< 4.5 metres in height	> 4.5 metres to 7.5 metres in height
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):
   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 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	70 percent (%)	50 percent (%)
401m^2 to 500m	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
Plan of Development Stages 1 - 5 (as amended by Council)	18-0186-PD4 Issue C	Colliers	as amended by Council - 16 October 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



Julie Stokman
Acting Principal Planner, Streamline Assessment Unit
Development Services
City of Moreton Bay

Enclosure: Approved Plans

as amended by Council - 16/10/2024



LEGEND

Site boundary	
Stage boundary	
Stormwater management area	S
Duplex lots (possible)	D
Pathway	
Refuse pads	
Easement	
Driveway/Pathway combination (refer Landscape Architect drawings)	

LEGEND - Built to Boundary

Lots with a frontage 12.5m or less	
Mandatory Built to Boundary Wall (BTB)	
Mandatory Driveway location	
Optional Built to Boundary Wall (BTB)	
Mandatory Driveway location if Optional Built to Boundary Wall (BTB) applied	

~~QDC MP1.1 & MP1.2~~ 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	1.0m	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

CLIENT

Orchard (Craig Rd) Developments Pty Ltd.

PROJECT

Plan of Development
Stages 1-5

34 Craig Road,
Upper Caboolture

Lot 1 on SP311833

AMENDMENTS:		DATE:
A	Original	14.11.2022
B	Amend notes	03.07.2024
C	Amend notes	24.09.2024
D		
E		
F		
G		
H		

DESIGNED:	KS	DATE: 24.09.2024
DRAWN:	KS	DATE: 24.09.2024
SCALE:	1:2,500 @ 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 discussion purposes only. 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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GLOBAL CERTIFICATION PTY LTD

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DRAWING NUMBER: 18-0186-PD4

ISSUE: C

Approved Subject to Conditions of Decision Notice DA/2026/5307 21/10/2026

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