

BUILDING CONTROLS - STANDARD & LANEWAY LIVING TYPOLOGY

And the Residential Uses Code of the MBRC Planning Scheme. Where there is a conflict in provisions, the PoD will prevail.

All future dwellings are to be designed and sited in accordance with this Plan of Development and the Manufactured Homes (Residential Parks) Act 2003. These Dwelling Controls guide development and specific dwelling designs do not require individual endorsement from Moreton Bay Regional Council provided they comply with this PoD.

1.0 Permitted Development Parameters

1.1	Development Yield Min: (inclusive of both Standard & Laneway Living Typologies)	Min: 300 dwellings. Max: 315 dwellings
1.2	Dwelling Site Area - Detached Standard Living	Min: 175 m ² per dwelling site
1.3	Dwelling Site Area - Detached Laneway Living*	Min: 120 m ² per dwelling site
1.4	Site Cover per Dwelling Site**	Max: 80%

* Laneway Living are dwellings with a frontage less than 10m wide.
** Site Cover: The proportion of the site covered by buildings, including roof overhangs.

2.0 Building Type & Envelope

- 2.1 Buildings and structures shall conform to the setbacks as defined in Table 1. Refer to Figure 1.
2.2 All dwellings are to have a Minimum Silver Level Liveable Housing Australia (LHA) requirement
2.3 There is to be no repetition of the same front facade within two (2) houses either side of a Standard dwelling typology, unless a Laneway Living dwelling typology, the same facade may take precedence (Refer to Figure 2).
2.4 All Dwelling roofs must meet a solar absorption rating of less than 0.5
2.5 Bin Storage is contained within each Dwelling Site and is either screened or located behind front and side fencing.
2.6 Utility areas, services mechanical plant, clothes drying and storage are visually integrated into the design of the building area at least screened from view from the streetscape.
2.7 Each dwelling, excluding domestic outbuildings, that overlooks an adjoining public space (street or public open space) must provide one (1) habitable room window with an area of at least 1m² or multiple habitable room windows having a combined area of at least 2.5m² overlooking each adjoining public space (street or public open space).

3.0 Built to Boundary (Zero Lot Walls)

- 3.1 Zero lot walls may be built to boundary on the Dwelling Site. However, this requirement is not mandatory.
3.2 The maximum length of the zero-lot wall shall be the length of the side boundary less front and rear wall setbacks.
3.3 Zero lot walls must not have any openings or windows, except where located on a boundary that is not adjacent to another Dwelling Site.
3.4 The built to boundary wall is to be located on the garage side of the dwelling only.
3.5 No two (2) built to boundary walls are permitted to be located on the same boundary.

4.0 Setbacks

- 4.1 Setbacks are to be measured horizontally from the vertical projection of the Dwelling Site boundary to the wall or columns which support structures unless otherwise stated.
4.2 The following are permitted within the setbacks:
i) non-structural elements fixed to the wall / roof;
ii) fascia, gutters and downpipes;
iii) eaves with non-combustible roof cladding and non-combustible lining;
iv) flues, chimneys, pipes, domestic fuel tanks, cooling or heating appliances or other services;
v) light fittings, electricity or gas meters, aerials or antennas;
vi) pergolas, sunblinds or water tanks; and
vii) unroofed terraces, landings, steps and ramps not more than 1 m in height.
4.3 Zero lot walls shall be setback 200 - 900mm, where not part of an Attached Dwelling.

5.0 Building Height

Buildings are 2 storeys maximum and maximum 8.5m above finished ground level.

6.0 Parking

- 6.1 Maximum of 2 covered spaces per dwelling.
6.2 Maximum of 1 covered spaces per dwelling (Laneway Living)
6.3 Garages have a minimum dimension as follows:
i) 5.75m deep and 3m wide for single garages; and
ii) 5.75m deep and 5.715m wide for double garages.

7.0 Fencing

- 7.1 Zero-lot courtyard walls are to be minimum 1.8m height to maximise height of the zero-lot wall it forms a part of.
7.2 The courtyard wall shall be of masonry, Hebel or similar construction to match the zero-lot wall.
7.3 Solid fencing between Dwelling Sites shall not extend forward of the front building line however screen blades are permitted.

8.0 Private Open Space

- 8.1 Private amenity space must be provided and is not less than 15m² per dwelling with a minimum dimension of 3m. This space is to be directly accessible from a ground floor living area and can include an undercover patio.

9.0 Private Leisure Facilities

The Private Leisure Facilities Precincts as located on the Precinct Plan, includes the provision of ancillary buildings and structures for the use of park residents, their visitors and staff and may include a barbeque area, toilets, bowling green, pools indoor communal facilities, indoor recreation facilities, storage, workshop, outdoor sports and recreation, outdoor communal open space areas, a kitchen, dining area, lounge, library, function space, pickleball courts, tennis courts, wellness, sauna, spa and vehicle parking (including bus) spaces and other ancillary uses. The Private Leisure Facilities may also include provisions of an on-site managers office and residence, a minimum of 1 letterbox per dwelling, a temporary sales office, as required.

Signage for the private leisure facilities on the site is permitted

TABLE 1

Setback	Building Element	Minimum Setback
Front	Single Garage	2.0m
	Double Garage	2.0m
	Roofed Patios and Support Columns	0.0m
	Front Corner Truncation	0.0m
	Wall	2.0m
Side	Built to Boundary	0.2m
	Non Built to Boundary	0.9m
	Secondary Frontage	0.9m
Rear	Rear	1.5m

FIGURE 1

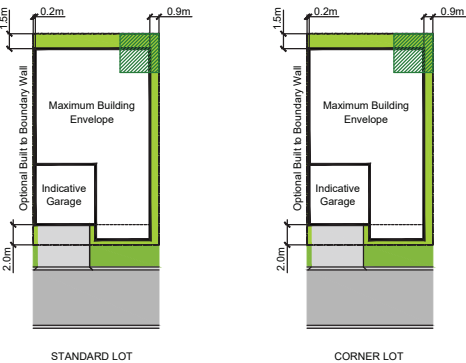
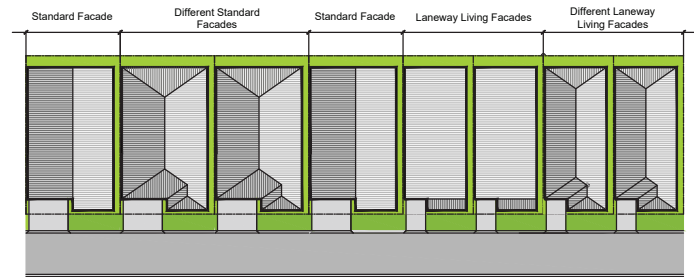


FIGURE 2



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4925

Date: 9 September 2026



AMENDED IN RED

By: Kate Wilson

Date: 2nd September 2026



PLAN REF: 139326 - 175

Rev No: B
DATE: 1st JUNE 2026
CLIENT: STOCKLAND LAND LEASE MANAGEMENT PTY LTD
DRAWN BY: MJB/MM
CHECKED BY: MJB



WAGTAIL GROVE - CABOOLTURE WEST
LAND LEASE PLAN OF DEVELOPMENT
PRECINCT 2



URBAN DESIGN
Level 8
31 Duncan Street
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Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:

Site boundaries: Partial Re-Instatement

Adjoining information: DCDB

Contours: Lidar (1m Intervals)

Geomorphic Stream Channel: Wolters & Saunders Havill

Stormwater: Design Flow

Rehabilitation: Saunders Havill

Bushfire: To be Advised

Legend

Stockland Ownership

Precinct 2 - LLC Development Area - 14.85Ha



WAGTAIL GROVE - CABOOLTURE WEST LAND LEASE CONTEXT PLAN PRECINCT 2



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PLAN REF: 139326 - 177
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DATE: 1st JUNE 2026
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Stormwater: Design Flow
Rehabilitation: Saunders Havill
Bushfire: To be Advised

- Legend**
- Stockland Ownership
 - Precinct 2 - LLC Development Area - 14.76Ha
 - LLC - Lease Areas - 8.93Ha
 - LLC - Private Leisure Facility
 - LLC - 10m Wide Sewer Easement
 - LLC - Open Space
 - LLC - Stormwater Treatment
 - LLC - Carparking: 78 Spaces (Approximate subject to detail design)
 - LLC - Caravan/Boat Storage: 20 Spaces (Approximate subject to detail design)
 - LLC - 1.5m Indicative Pedestrian Path
 - 1 Future Lease lots subject to road closure application DA/2025/4395
 - 2 2m Landscape zone inclusive of retaining wall and acoustic fence
 - 3 Letterboxes
 - 4 Maintenance Shed and Buffer
- Precinct 2 and 3 - Subject to DA/2024/2263
- Neighbourhood Hub
 - Linear and Conservation Open Space
 - Local Park
 - TMR Future Road Requirement Area
 - 2m & 2.5m pedestrian path
 - 3m pedestrian path
 - 3m wide cycle network
 - EPBC regenerating vegetation - potential koala habitat to retain
 - Rehabilitation area

AMENDED IN RED
By: Kate Wilson
Date: 2nd September 2026



**WAGTAIL GROVE - CABOOLTURE WEST
LAND LEASE PRECINCT PLAN
PRECINCT 2**



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PLAN REF: **139326 - 154**
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