

Refer Drawings: 122,124,126 & 128

Future Development
Not Part of this Application

4003
Balance Lot
21.58 Ha

Powerlink Easement
Future Bruce Highway Corridor

Bin Pads not approved

Crossover not approved

Precinct 1
DA/41766/2020/V23P

4004
Balance Lot
33.17 Ha

Powerlink Easement

Refer Drawings: 123,125,127 & 129

Legend

- Site boundary
- Future Bruce Highway Western Alternative corridor

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.

The Dwelling House Code in section 9.3.1 of the MBRC Planning Scheme Version 4 - Tailored Amendment No. 1 and Planning Scheme Policies Major Amendment No. 1 applies to all future residential lots.

Source Information:

Site boundaries: Partial Re-Instatement
Adjoining information: DCDB
Contours: Lidar (1m Intervals)
Stormwater: Design Flow
Rehabilitation: Saunders Havill

WAGTAIL GROVE - CABOOLTURE WEST

RAL PROPOSAL PLAN - Overall

CANCELLING Lot 15 C31239, Lot 4 RP886161 & 5 C311690

Approved Subject to Conditions of Decision Notice DA/2026/1807

Amended by
Council in red



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PLAN REF: 139326 - 130

Rev No: F
DATE: 8th APRIL 2026
CLIENT: STOCKLAND
DRAWN BY: MJB
CHECKED BY: MJB



CITY OF RIVERSIDE
Document Set ID: 75680247

Version: 1, Version Date: 29/05/2026

Site boundary

Field surveyed geomorphic stream channel

Stormwater quality basin

2m pedestrian path

3m wide shared pedestrian path

3m wide cycle network

Bin Pads 233-238, 259-261, 262-264, 280-281 & 282-283

EPBC regenerating vegetation - potential koala habitat to retain

1

Local park extension. Utilise differentiating levels and lanscape zones to manage pedestrian movement and safety.

2

Active Play - located as an extension to the community hub and separated from the sub arterial roundabout to improve safety.

3

Highly pedestrianised interface to Caboolture River. Low speed streets

4

Key interface zone. Building mass, building entry and gathering areas to orientate towards the Local Park. Major pedestrian promenade.

5

Future collector road connection per IA requirements. Temporary turnaround

6

Two lane construction per IA requirements

7

Future retirement facility - legible connection to the district collector road network.

8

Sewer pump station.

9

Road reserve for laneway infrastructure.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-5249

Date: 21 September 2026



Note:

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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.

The Dwelling House Code in section 9.3.1 of the MBRC Planning Scheme Version 4 - Tailored Amendment No. 1 and Planning Scheme Policies Major Amendment No. 1 applies to all future residential lots.

Source Information:

Site boundaries: Partial Re-Instatement

Adjoining information: DCDB

Contours: Lidar (1m Intervals)

Stormwater: Design Flow

Rehabilitation: Saunders Havill

ALLOTMENT YIELD AND MIX												
ALLOTMENT TYPE	DIMENSIONS		STAGE									TOTAL
	Typical Lot	Area	1	2	7	8	9	10	11	12		TOTAL %
Allotments 15m to 25m												
Garden Homes	8 x 15.5m	124m²					6	6			12	7.2%
Smart Lot	8.5 x 20m	170m²							4		4	2.4%
Terrace	7.5 x 25m	187.5m²		4					34	6	44	26.3%
Villa	10.5 x 25m	250m²	1	2	3		3		2		11	6.6%
Premium Villa	12.5 x 25m	312.5m²	2		3		4				9	5.4%
Courtyard	14 x 25m	350m²	3				3				6	3.6%
Traditional	18+ x 25m	450m²			1						1	0.6%
Subtotal			6	6	7	—	16	6	40	6	87	52.1%
Allotments 28m												
Villa	10.5 x 28m	280m²	2	5		5	5	2			19	11.4%
Premium Villa	12.5 x 28m	350m²	4	4		5	3	4			20	12.0%
Courtyard	14 x 28m	392m²	4	6		7	2	6			25	15.0%
Traditional	18+ x 28m	504m²	1			3					4	2.4%
Subtotal			11	15	—	20	10	12	—	—	68	40.7%
Allotments 30m+												
Villa	10.5 x 32m	320m²						2			2	1.2%
Premium Villa	12.5 x 32m	400m²						2			2	1.2%
Courtyard	14 x 32m	448m²						4			4	2.4%
Traditional	18+ x 32m	576m²						4			4	2.4%
Subtotal			—	—	—	—	—	12	—	—	12	7.2%
Total Residential Allotments			17	21	7	20	26	30	40	6	167	100.0%
Average Lot Size (sq.m)			363	330	321	386	289	373	203	214	307	

PLAN REF: 139326 – 122

Rev No: E

DATE: 12th MARCH 2026

CLIENT: STOCKLAND

DRAWN BY: MJB

CHECKED BY: MJB

WAGTAIL GROVE - CABOOLTURE WEST

RAL PROPOSAL PLAN - PRECINCT 2

CANCELLING Lot 4 RP886161 & 5 C311690

Approved Subject to Conditions of Decision Notice DA/2025/5733

URBAN DESIGN

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25/03/2026

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Note:

Lot 404 is a management lot for the purpose of being utilised for the construction of the Bruce Highway Western Alternative overpass of Litherland Road, undertaken by the Department of Transport & Main Roads. Access to Lot 404 is permitted directly from Litherland Road (future sub arterial road) for an interim period during construction activities.

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.

The Dwelling House Code in section 9.3.1 of the MBRC Planning Scheme Version 4 - Tailored Amendment No. 1 and Planning Scheme Policies Major Amendment No. 1 applies to all future residential lots.

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

	STAGE				TOTAL (ha)
	3	4	5	6	
Total Site Area (AutoCAD)	NA				48.22
Total Site Area (Registered Survey Plan)	NA				48.56
Total Saleable Area (Excludes Balance Lot)	0.98	0.83	0.92	0.49	3.22
Open Space					
Local Park	0.68				0.68
District Linear	1.07				1.07
Reserve inclusive of Rehabilitation Area	7.39				7.39
Total Area of New Road					
Sub Arterial (Per IA Requirements)	2.00				2.00
Contemporary Residential					0.00
Contemporary Residential (Esplanade)	0.27		0.06	0.23	0.56
Access Residential	0.34	0.36	0.44		1.14
Driveway	0.02		0.05		0.07
Laneway		0.04		0.07	0.11

ALLOTMENT YIELD AND MIX

ALLOTMENT TYPE	DIMENSIONS		STAGE				TOTAL	TOTAL %
	Typical Lot	Area	3	4	5	6		
Allotments 15m to 25m							—	0.0%
Garden Homes	8 x 15.5m	124m²						
Terrace	7.5 x 25m	187.5m²		6			6	6.7%
Villa	10.5 x 25m	250m²	1	1	1	5	8	9.0%
Premium Villa	12.5 x 25m	312.5m²	3	1	3		7	7.9%
Courtyard	14 x 25m	350m²	3		1		4	4.5%
Traditional	18+ x 25m	450m²	2	1	2		5	5.6%
Subtotal			9	9	7	5	30	33.7%
Allotments 28m								
Terrace	7.5 x 28m	210m²				8	8	9.0%
Villa	10.5 x 28m	280m²	4	3		2	9	10.1%
Premium Villa	12.5 x 28m	350m²	4	4	1	2	11	12.4%
Courtyard	14 x 28m	392m²	2	4	1		7	7.9%
Traditional	18+ x 28m	504m²	2	1			3	3.4%
Subtotal			12	12	2	12	38	42.7%
Allotments 30m+								
Villa	10.5 x 32m	320m²			3		3	3.4%
Premium Villa	12.5 x 32m	400m²	1	2	6		9	10.1%
Courtyard	14 x 32m	448m²	2	1	4		7	7.9%
Traditional	18+ x 32m	576m²	1		1		2	2.2%
Subtotal			4	3	14	—	21	23.6%
Balance Lot	NA			1			1	
Total Residential Allotments (Excludes Balance Lot)	25	24	23	17			89	100.0%
Average Lot Size (sq.m) (Excludes Balance Lot)	390	348	401	288			362	

Legend

- Site boundary
- Field surveyed geomorphic stream channel
- Stormwater quality basin - 2,500m² (Approx)
- 2m pedestrian path
- 3m wide shared pedestrian path
- 3m wide cycle network
- EPBC regenerating vegetation - potential koala habitat to retain
- Future sub arterial road connection, not part of this application
- Two lane construction per IA requirements
- Road reserve for laneway infrastructure.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-5249

Date: 21 September 2026



**WAGTAIL GROVE - CABOOLTURE WEST
RAL PROPOSAL PLAN - PRECINCT 3
CANCELLING Lot 15 C31239**

Approved Subject to Conditions of Decision Notice DA/2026/1807



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27/05/2026

PLAN REF: **139326 – 123**

Rev No: **E**

DATE: 14th APRIL 2026

CLIENT: STOCKLAND

DRAWN BY: MJB

CHECKED BY: MJB



1 : 2,000 @ A3