AMENDED IN RED
BY TMR

Potential future bus route

Precinct 5
Future Development

AMENDED IN RED
By: EDQ
Date: 27 October 2026

Queensland Government

4
RP886161

**Note:**
1. All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
2. Dimensions have been rounded to the nearest 0.1 metres.
3. Areas have been rounded down to the nearest 5m².
4.The boundaries shown on this plan should not be used for final detailed engineers design.

**Source Information:**
**Site boundaries:** RPS and Wolters - Partial Re-Instatement
**Adjoining information:** DCDB
**Contours:** Lidar (1m Intervals)

Subject to future approval

EMW02

EMW01

Stage 1
Stage 2
Stage 3
Stage 4
Stage 5
Stage 6
Stage 7
Stage 8
Stage 9
Stage 10

Balance Lot
4035
2.46ha

3050
Local Park
7,435m²

3051
1.40 Ha

3052
6,545m²

Precinct 3
DA/2024/2263

DTMR Corridor
Proposed Lot 9001
DA/2025/4892

FUTURE MORETON MOTORWAY

Lytherland Road

## Legend

- Site boundary
- Future Moreton Motorway
- Powerlink easement
- 2m & 2.5m wide pedestrian path
- 3m wide shared pedestrian path
- 3m wide cycle network
- Bin Pads - Lots 68 to 71 & 167 to 169
- Stormwater quality basin
- 1 Potential future bus route

| ALLOTMENT TYPE | DIMENSIONS | | Stage 1 | Stage 2 | Stage 3 | Stage 4 | Stage 5 | Stage 6 | Stage 7 | Stage 8 | Stage 9 | Stage 10 | TOTAL | TOTAL % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Allotments 15m to 25m** | **Typical Lot** | **Area** | | | | | | | | | | | | |
| Garden Homes | 8 x 15.5m | 124m² | — | — | — | — | 6 | — | 7 | 6 | — | 6 | **25** | **6.2%** |
| Terrace (Rear Loaded) | 7.5 x 25m | 187.5m² | — | — | — | — | — | — | — | — | 12 | — | **12** | **3.0%** |
| Villa | 10.5 x 25m | 250m² | — | 2 | 4 | — | 3 | 2 | 4 | 2 | — | 1 | **18** | **4.5%** |
| Premium Villa | 12.5 x 25m | 312.5m² | — | 2 | 10 | 5 | 4 | 7 | 4 | 11 | — | 7 | **50** | **12.4%** |
| Courtyard | 14 x 25m | 350m² | — | 1 | 5 | 6 | 7 | 5 | 3 | 5 | — | 5 | **37** | **9.2%** |
| Traditional | 18+ x 25m | 450m² | 1 | 1 | 2 | 1 | 1 | — | 1 | 1 | — | — | **8** | **2.0%** |
| **Subtotal** | | | **1** | **6** | **21** | **12** | **21** | **14** | **19** | **25** | **12** | **19** | **150** | **37.3%** |
| **Allotments 28m** | | | | | | | | | | | | | | |
| Terrace | 7.5 x 25m | 210m² | — | — | — | — | — | — | — | — | — | — | **—** | **0.0%** |
| Villa | 10.5 x 28m | 280m² | 3 | 5 | 6 | 4 | 2 | 4 | 5 | 5 | 3 | 3 | **40** | **10.0%** |
| Premium Villa | 12.5 x 28m | 350m² | 4 | 7 | 9 | 3 | 2 | 18 | 8 | 17 | 2 | 4 | **74** | **18.4%** |
| Courtyard | 14 x 28m | 392m² | 4 | 5 | 5 | 2 | 4 | 10 | 3 | 13 | 1 | 6 | **53** | **13.2%** |
| Traditional | 18+ x 28m | 504m² | 3 | — | — | — | — | — | — | — | — | — | **3** | **0.7%** |
| **Subtotal** | | | **14** | **17** | **20** | **9** | **8** | **32** | **16** | **35** | **6** | **13** | **170** | **42.3%** |
| **Allotments 30m+** | | | | | | | | | | | | | | |
| Villa | 10.5 x 30-32m | 315m² | 3 | 1 | 1 | 3 | 3 | — | 3 | — | — | 2 | **16** | **4.0%** |
| Premium Villa | 12.5 x 30-32m | 375m² | 9 | 7 | 4 | 8 | 5 | — | 5 | — | — | 7 | **45** | **11.2%** |
| Courtyard | 14 x 30-32m | 420m² | 2 | 4 | 1 | 4 | 4 | — | 1 | — | 1 | 2 | **19** | **4.7%** |
| Traditional | 18+ x 30-32m | 540m² | — | — | — | — | — | — | — | — | 1 | 1 | **2** | **0.5%** |
| **Subtotal** | | | **14** | **12** | **6** | **15** | **12** | **—** | **9** | **—** | **2** | **12** | **82** | **20.4%** |
| **Total Residential Allotments** | | | **29** | **35** | **47** | **36** | **41** | **46** | **44** | **60** | **20** | **44** | **402** | **100.0%** |
| **Average Lot Size (sq.m)** | | | **409** | **388** | **350** | **370** | **328** | **355** | **315** | **328** | **285** | **327** | **345** | |
| **Dwellings Per/Ha** | | | | | | | **18.5** | | | | | | | |

| Precinct 4 | Stage 1 | Stage 2 | Stage 3 | Stage 4 | Stage 5 | Stage 6 | Stage 7 | Stage 8 | Stage 9 | Stage 10 | TOTAL (Ha) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total Site Area (AutoCAD) | 4.78 | 3.47 | 2.32 | 2.07 | 2.18 | 2.38 | 1.98 | 3.06 | 2.04 | 2.22 | **26.52** |
| Total Site Area (Gross Net Area) for Dw. Per/Ha Calculation | — | — | — | — | — | — | — | — | — | — | **21.68** |
| Total Site Area (Registered Survey Plan) | — | — | — | — | — | — | — | — | — | — | **—** |
| Total Saleable Area | 1.19 | 1.36 | 1.65 | 1.33 | 1.34 | 1.63 | 1.39 | 1.97 | 0.57 | 1.44 | **13.86** |
| **Open Space** | | | | | | | | | | | |
| Local Park and Linear Open Space | 0.10 | — | — | 0.17 | 0.17 | — | — | 0.14 | 0.74 | 0.18 | **1.50** |
| District Linear | — | 1.40 | — | — | — | — | — | — | — | — | **1.40** |
| **Total Area of New Road** | | | | | | | | | | | |
| Sub Arterial (Per IA Requirements) | 2.79 | — | — | — | — | — | — | — | — | — | **2.79** |
| Contemporary Residential | 0.62 | — | — | — | — | — | — | — | — | — | **0.62** |
| Access Residential | 0.10 | 0.71 | 0.68 | 0.58 | 0.67 | 0.75 | 0.60 | 0.96 | 0.65 | 0.60 | **6.28** |
| Laneway | — | — | — | — | — | — | — | — | 0.08 | — | **0.08** |

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV-2026-WAR-4926
Date: 27 October 2026

SP330812

Queensland Government

14
P330812

PLAN REF: **139326 – 169**
Rev No: **C**
DATE: 23rd OCTOBER 2026
CLIENT: STOCKLAND
DRAWN BY: MB / MM
CHECKED BY: MB

0 20 40 60 80 100 120 140 **1 : 2,500 @ A3**

# WAGTAIL GROVE - CABOOLTURE WEST
## RAL PROPOSAL PLAN - PRECINCT 4
## CANCELLING LOT 15 C31239

Stockland

**URBAN DESIGN**
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
**T** +61 7 3539 9500
**W** rpsgroup.com

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100
SP342163

Precinct 5
Future Development

4
RP886161

AMENDED IN RED
By: EDQ
Date: 27 October 2026

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**Note:**
1. All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
2. Dimensions have been rounded to the nearest 0.1 metres.
3. Areas have been rounded down to the nearest 5m².
4.The boundaries shown on this plan should not be used for final detailed engineers design.

**Source Information:**
**Site boundaries:** RPS and Wolters - Partial Re-Instatement
**Adjoining information:** DCDB

Litherland Road

EMW02

EMW01

Stage 7

Subject to future approval

Balance Lot
4015
2.46ha

Stage 1

Stage 2

Stage 3

Stage 4

Stage 5

Stage 6

Stage 8

Stage 9

Stage 10

3050
Local Park
7,435m²

3051
1.40 Ha

3052
6,545m²

Precinct 3
DA/2024/2263

FUTURE MORETON MOTORWAY CORRIDOR

DTMR Corridor
Proposed Lot 9001
DA/2025/4892

98

14
P330812

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Queensland Government

Approval no: DEV-2026-WAR-4926
Date: 27 October 2026

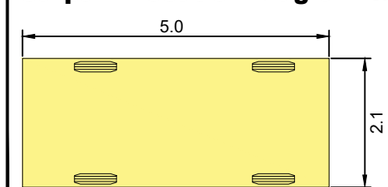
## PSP Neighbourhood Design

Rates of Provision:
Lots with frontages 12.5m or less - 0.5 spaces per lot
Lots with frontages greater than 12.5m - 1 space per lot

**Total number of on-street parking required:** 262 spaces
**Minimum on-street parking provided:** 277 spaces
**Additional on-street parking provided:** 12 spaces

## Carpark Location Diagram

Scale 1 : 100




## Legend

- Site boundary
- Future Moreton Motorway
- Powerlink easement
- Lots with frontages 12.5m or less
- Lots with frontages greater than 12.5m
- Driveway Location
- Carpark and lot allocation
- Additional caparking
- Bin Pads - Lots 68 to 71 & 167 to 169

**PLAN REF:** 139326 – 171
**Rev No:** C
**DATE:** 23rd OCTOBER 2026
**CLIENT:** STOCKLAND
**DRAWN BY:** MB / MM
**CHECKED BY:** MB

0 20 40 60 80 100 120 140 1 : 2,500 @ A3

# WAGTAIL GROVE - CABOOLTURE WEST
## PARKING ANALYSIS - PRECINCT 4
## CANCELLING LOT 15 C31239

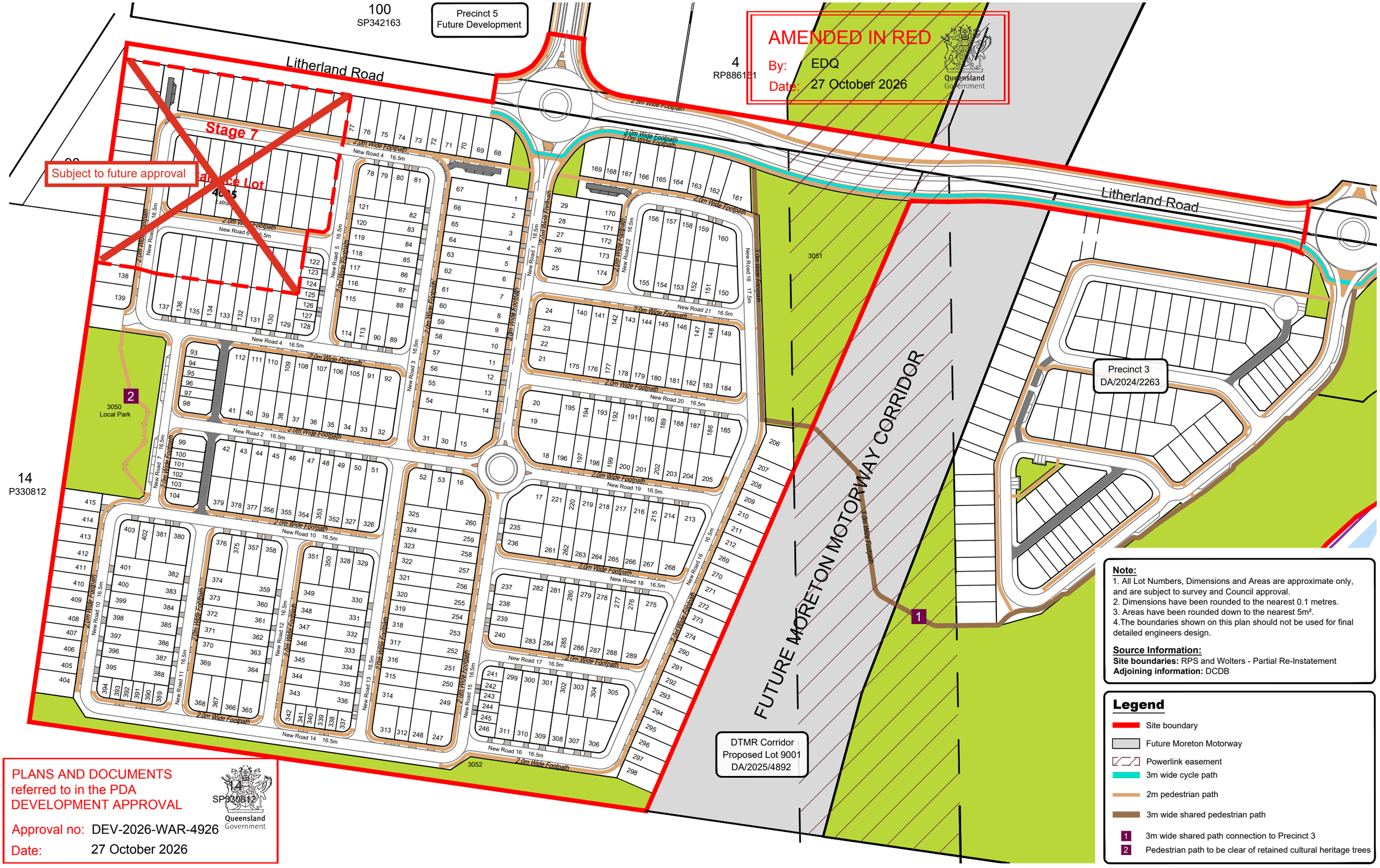
Stockland


**URBAN DESIGN**
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
**T** +61 7 3539 9500
**W** rpsgroup.com



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**Note:**
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3. Areas have been rounded down to the nearest 5m².
4.The boundaries shown on this plan should not be used for final detailed engineers design.

**Source Information:**
**Site boundaries:** RPS and Wolters - Partial Re-Instatement
**Adjoining information:** DCDB

## Legend

- Site boundary
- Future Moreton Motorway
- Powerline easement
- 3m wide cycle path
- 2m pedestrian path
- 3m wide shared pedestrian path
- 1 — 3m wide shared path connection to Precinct 3
- 2 — Pedestrian path to be clear of retained cultural heritage trees

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Queensland Government

Approval no: DEV-2026-WAR-4926

Date: 27 October 2026

14
SP330812

**PLAN REF:** 139326 – 172
**Rev No:** C
**DATE:** 23rd OCTOBER 2026
**CLIENT:** STOCKLAND
**DRAWN BY:** MB / MM
**CHECKED BY:** MB

0 20 40 60 80 100 120 140 1 : 2,500 @ A3

# WAGTAIL GROVE - CABOOLTURE WEST
## ACTIVE TRANSPORT - PRECINCT 4
## CANCELLING LOT 15 C31239

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**URBAN DESIGN**
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
**T** +61 7 3539 9500
**W** rpsgroup.com

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RP886161

EMW01

3051
1.40 Ha

New Road 1 18.5m
New Road 3 16.5m
New Road 4 16.5m
New Road 16 17.5m
New Road 16 16.5m
New Road 18 16.5m
New Road 19 16.5m
New Road 20 16.5m
New Road 21 16.5m
New Road 22 16.5m

Stage 1
Stage 2
Stage 3
Stage 6
Stage 7

**Note:**
1. All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
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3. Areas have been rounded down to the nearest 5m².
4. The boundaries shown on this plan should not be used for final detailed engineers design.

**Source Information:**
**Site boundaries:** RPS and Wolters - Partial Re-Instatement
**Adjoining information:** DCDB

AMENDED IN RED
By: EDQ
Date: 27 October 2026

Queensland Government

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH PLAN OF DEVELOPMENT - DESIGN CRITERIA TYPE A [PLAN REF. 139326 – 200]**

**Plan of Development Table - General**

| Allotment Typology: | Garden Court Allotments | | Villa Allotments | | Premium Villa Allotments | | Courtyard Allotments | | Traditional Allotments | |
|---|---|---|---|---|---|---|---|---|---|---|
| Typical Depth/s: | 15.5m | | 25m, 28m, 30m+ | | 25m, 28m, 30m+ | | | | 25m, 28m, 30m+ | |
| Typical Frontage/s: | 8.0m | | 10.5m | | 12.5m | | 14.0m | | 18.0m+ | |
| Typical Area (4): | 124m2 | | 262m2 - 315m2 | | 312m2 - 400m2 | | 350m2 - 420m2 | | 450m2 - 540m2 | |
| Elevation: | Ground Floor | First Floor | Ground Floor | First Floor | Ground Floor | First Floor | Ground Floor | First Floor | Ground Floor | First Floor |
| **Front Setbacks** | | | | | | | | | | |
| Primary Frontage to Wall | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m |
| Primary Frontage to OMP | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m |
| Garage to Wall | 5.4m (2) | | 5.4m (1) | | 5.4m | | 5.4m | | 5.4m | |
| **Rear Setbacks** | | | | | | | | | | |
| Rear to OMP | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.275m | 1.7m | 1.5m | 2.0m |
| **Side Setbacks** | | | | | | | | | | |
| Built to Boundary (3) | 0.0m | 0.0m | 0.0m | 0.0m | 0.0m | 0.0m | 0.0m | 0.0m | n/a | n/a |
| Non Built to Boundary to Wall (1) | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.275m | 1.7m | 1.5m | 2.0m |
| **Corner Setbacks** | | | | | | | | | | |
| Secondary Road Frontage to Wall | 1.5m | 1.5m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m |
| Secondary Road Frontage to OMP | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m |
| Garage to Wall | 1.5m | | 5.4m | | 5.4m | | 5.4m | | 5.4m | |
| **General** | | | | | | | | | | |
| Site Coverage (max) (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed | 75% | | 75% | | 70% | | 70% | | 60% | |
| Garage Location | Garages are to be located along the built to boundary wall. If there is no built to boundary wall, garages are to be located on the low side of the allotment or the western or southern boundary of the allotment. | | | | | | | | | |
| On site parking requirements (min) | 1 car parking space to be covered<br><br>Single or tandem garage/carport acceptable. | | 1 car parking space to be covered and enclosed.<br><br>Single, tandem or double garage acceptable. | | | | | | | |

Note -
1. The minimum setback to covered car parking spaces may be reduced to 4.5m where:
(i) the primary or secondary frontage of the lot adjoins a road reserve with a minimum rear verge width of 1m or greater and includes a footpath with a width of 2m or greater;
(ii) the lot has a primary frontage greater than 7.5m and no greater than 10.5m.
2. Garden Court Allotments. The minimum setback to a second (tandem) covered car parking space may be reduced to 0.5m where an open carport is proposed.
3. Built to Boundary Walls are a maximum length of 80% of the boundary length and a maximum Height of 7.5m. For Built to Boundary walls above 7.5m, refer MBRC Planning Scheme V4, Part 9, Table 9.3.1.7
4. ~~Side setbacks are in accordance with MBRC DA/2006/1564 Bulk GAA for Side (Non built to boundary walls). All lots with a primary frontage <12.500m, Min 1m OR For lots with a primary frontage >12.501m refer to standard as in QDC but measured to wall.~~
5. Assumes regular allotments. For all other non rectangular lots, the lot classification has been determined based on the minimum frontage length, rear boundary length and available building area.

**Legend**
- Site boundary
- Stage Boundary
- Mandatory Built to Boundary Location
- Optional Built to Boundary Location
- Driveway Location
- Bin Pads - Lots 167 to 169
- No Vehicular Access

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV-2026-WAR-4926
Date: 27 October 2026

Queensland Government

PLAN REF: 139326 – 195
Rev No: A
DATE: 23rd OCTOBER 2026
CLIENT: STOCKLAND
DRAWN BY: MB / MM
CHECKED BY: MB

0 20 40 60 80 100 1 : 1,500 @ A3

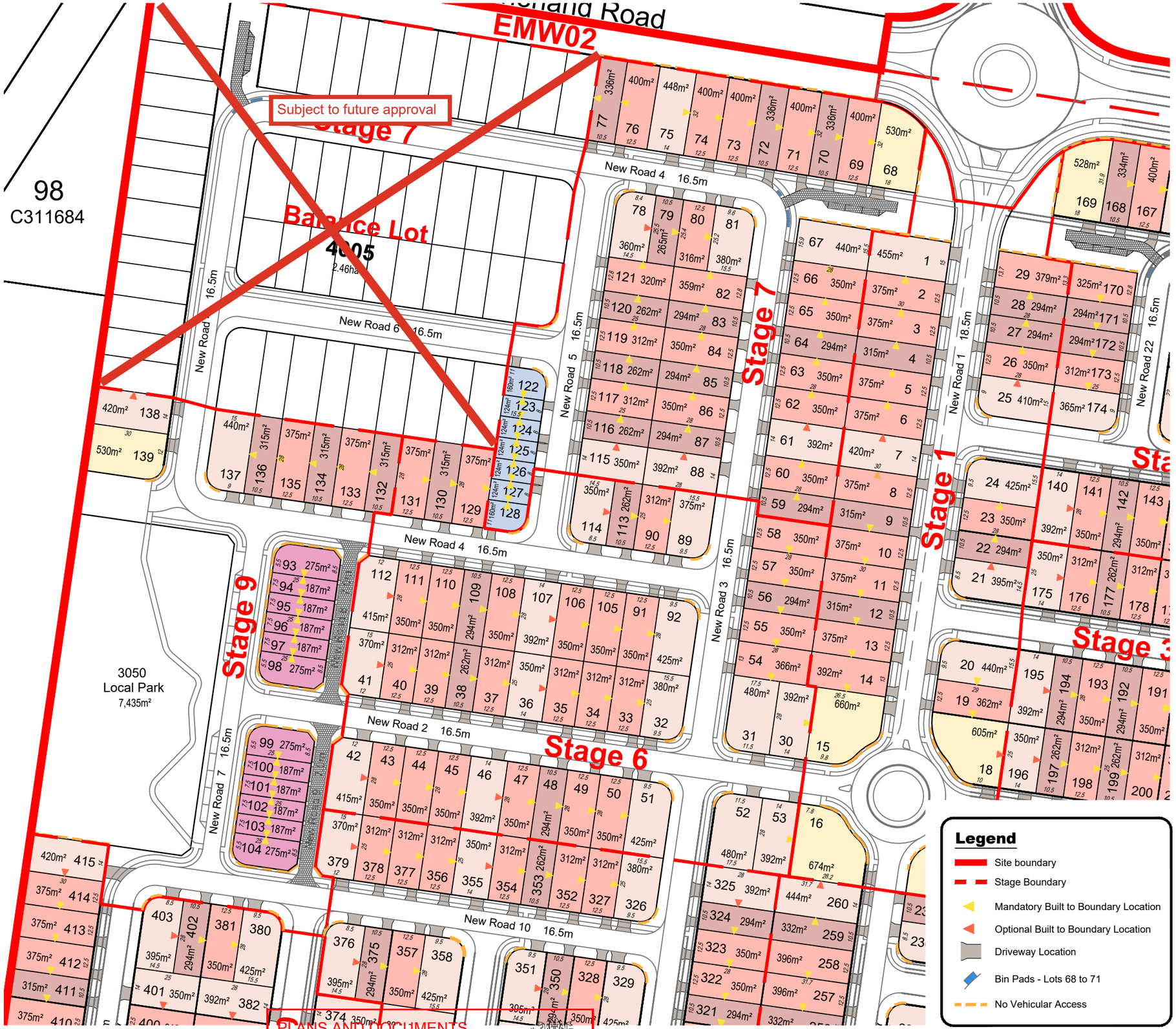
# WAGTAIL GROVE - CABOOLTURE WEST
## PLAN OF DEVELOPMENT
## PRECINCT 4 - SHEET 1

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**URBAN DESIGN**
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
**T** +61 7 3539 9500
**W** rpsgroup.com

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## Legend

- Site boundary
- Stage Boundary
- Mandatory Built to Boundary Location
- Optional Built to Boundary Location
- Driveway Location
- Bin Pads - Lots 68 to 71
- No Vehicular Access

**Note:**
1. All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
2. Dimensions have been rounded to the nearest 0.1 metres.
3. Areas have been rounded down to the nearest 5m².
4. The boundaries shown on this plan should not be used for final detailed engineers design.

**Source Information:**
**Site boundaries:** RPS and Wolters - Partial Re-Instatement
~~**Adjoining information:** DCDB~~

AMENDED IN RED
By: EDQ
Date: 27 October 2026

Queensland Government

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH PLAN OF DEVELOPMENT - DESIGN CRITERIA TYPE A [PLAN REF. 139326 – 200]**

**Plan of Development Table - General**

| Allotment Typology: | Garden Court Allotments | | Villa Allotments | | Premium Villa Allotments | | Courtyard Allotments | | Traditional Allotments | |
|---|---|---|---|---|---|---|---|---|---|---|
| Typical Depth/s: | 15.5m | | 25m, 28m, 30m+ | | 25m, 28m, 30m+ | | | | 25m, 28m, 30m+ | |
| Typical Frontage/s: | 8.0m | | 10.5m | | 12.5m | | 14.0m | | 18.0m+ | |
| Typical Area (4): | 124m2 | | 262m2 - 315m2 | | 312m2 - 400m2 | | 350m2 - 420m2 | | 450m2 - 540m2 | |
| Elevation: | Ground Floor | First Floor | Ground Floor | First Floor | Ground Floor | First Floor | Ground Floor | First Floor | Ground Floor | First Floor |
| **Front Setbacks** | | | | | | | | | | |
| Primary Frontage to Wall | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m |
| Primary Frontage to OMP | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m |
| Garage to Wall | 5.4m (2) | | 5.4m (1) | | 5.4m | | 5.4m | | 5.4m | |
| **Rear Setbacks** | | | | | | | | | | |
| Rear to OMP | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.275m | 1.7m | 1.5m | 2.0m |
| **Side Setbacks** | | | | | | | | | | |
| Built to Boundary (3) | 0.0m | 0.0m | 0.0m | 0.0m | 0.0m | 0.0m | 0.0m | 0.0m | n/a | n/a |
| Non Built to Boundary to Wall (4) | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.275m | 1.7m | 1.5m | 2.0m |
| **Corner Setbacks** | | | | | | | | | | |
| Secondary Road Frontage to Wall | 1.5m | 1.5m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m |
| Secondary Road Frontage to OMP | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m |
| Garage to Wall | 1.5m | | 5.4m | | 5.4m | | 5.4m | | 5.4m | |
| **General** | | | | | | | | | | |
| Site Coverage (max) (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed | 75% | | 75% | | 70% | | 70% | | 60% | |
| Garage Location | Garages are to be located along the built to boundary wall. If there is no built to boundary wall, garages are to be located on the low side of the allotment or the western or southern boundary of the allotment. | | | | | | | | | |
| On site parking requirements (min) | 1 car parking space to be covered<br>Single or tandem garage/carport acceptable. | | 1 car parking space to be covered and enclosed.<br>Single, tandem or double garage acceptable. | | | | | | | |

Note -
1. The minimum setback to covered car parking spaces may be reduced to 4.5m where:
(i) the primary or secondary frontage of the lot adjoins a road reserve with a minimum rear verge width of 1m or greater and includes a footpath with a width of 2m or greater;
(ii) the lot has a primary frontage greater than 7.5m and no greater than 10.5m.
2. Garden Court Allotments. The minimum setback to a second (tandem) covered car parking space may be reduced to 0.5m where an open carport is proposed.
3. Built to Boundary Walls are a maximum length of 80% of the boundary length and a maximum Height of 7.5m. For Built to Boundary walls above 7.5m, refer MBRC Planning Scheme V4, Part 9, Table 9.3.1.7
4. ~~Side setbacks are in accordance with MBRC DA/2026/1564 Bulk GAA for Side (Non built to boundary walls). All lots with a primary frontage <12.500m, Min 1m OR For lots with a primary frontage >12.501m refer to standard as in QDC but measured to wall.~~
5. Assumes regular allotments. For all other non rectangular lots, the lot classification has been determined based on the minimum frontage length, rear boundary length and available building area.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV-2026-WAR-4926
Date: 27 October 2026

Queensland Government

PLAN REF: 139326 – 196
Rev No: A
DATE: 23rd OCTOBER 2026
CLIENT: STOCKLAND
DRAWN BY: MB / MM
CHECKED BY: MB

0 20 40 60 80 100 1 : 1,500 @ A3

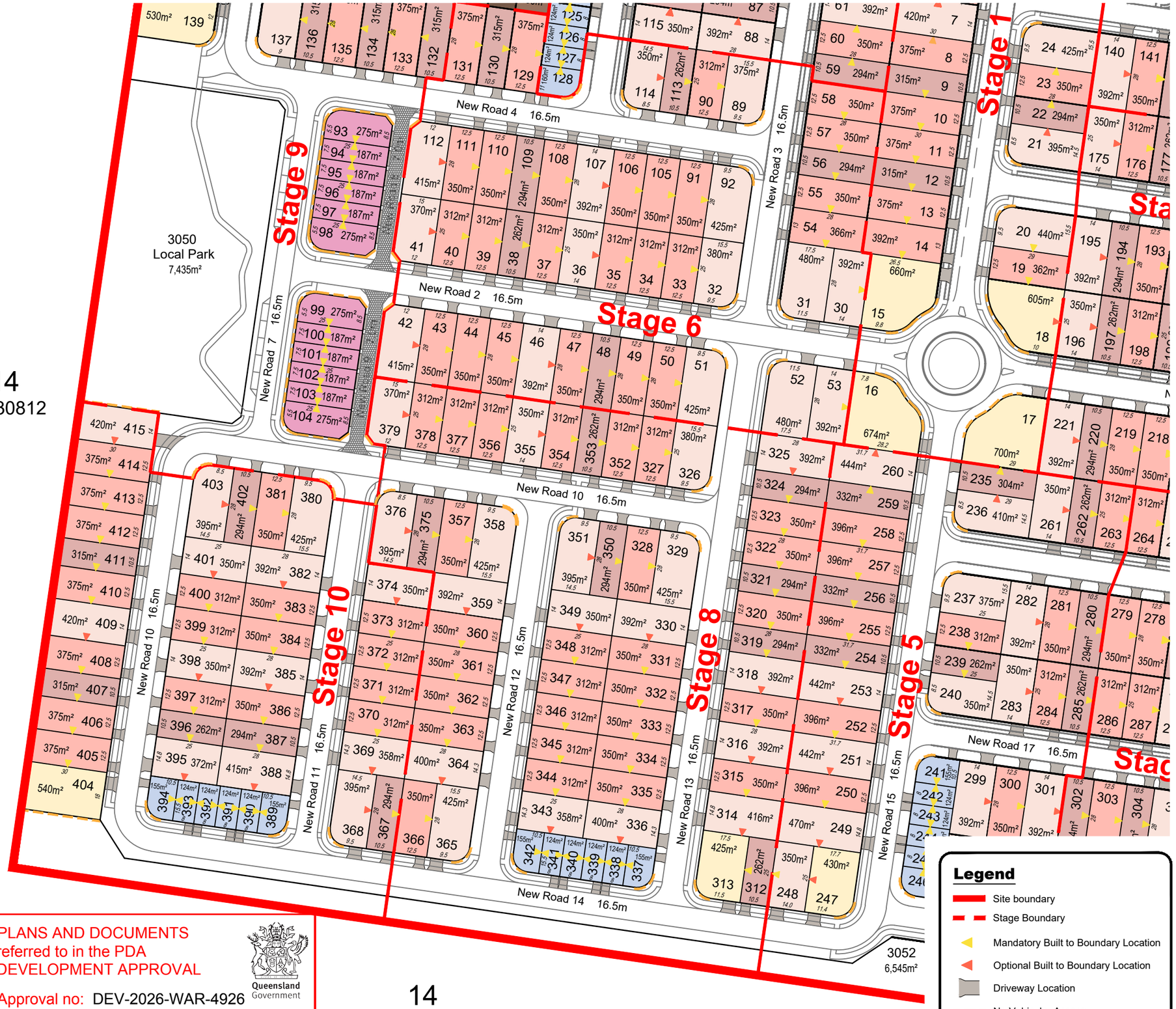
# WAGTAIL GROVE - CABOOLTURE WEST
## PLAN OF DEVELOPMENT
## PRECINCT 4 - SHEET 2

Stockland

**URBAN DESIGN**
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
**T** +61 7 3539 9500
**W** rpsgroup.com

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3. Areas have been rounded down to the nearest 5m².
4. The boundaries shown on this plan should not be used for final detailed engineers design.

**Source Information:**
**Site boundaries:** RPS and Wolters - Partial Re-Instatement
**Adjoining information:** DCDB

AMENDED IN RED
By: EDQ
Date: 27 October 2026

Queensland Government

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH PLAN OF DEVELOPMENT - DESIGN CRITERIA TYPE A [PLAN REF. 139326 – 200]**

**Plan of Development Table - General**

| Allotment Typology: | Garden Court Allotments | | Villa Allotments | | Premium Villa Allotments | | Courtyard Allotments | | Traditional Allotments | |
|---|---|---|---|---|---|---|---|---|---|---|
| Typical Depth/s: | 15.5m | | 25m, 28m, 30m+ | | 25m, 28m, 30m+ | | | | 25m, 28m, 30m+ | |
| Typical Frontage/s: | 8.0m | | 10.5m | | 12.5m | | 14.0m | | 18.0m+ | |
| Typical Area (4): | 124m2 | | 262m2 - 315m2 | | 312m2 - 400m2 | | 350m2 - 420m2 | | 450m2 - 540m2 | |
| Elevation: | Ground Floor | First Floor | Ground Floor | First Floor | Ground Floor | First Floor | Ground Floor | First Floor | Ground Floor | First Floor |
| **Front Setbacks** | | | | | | | | | | |
| Primary Frontage to Wall | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m |
| Primary Frontage to OMP | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m |
| Garage to Wall | 5.4m (2) | | 5.4m (1) | | 5.4m | | 5.4m | | 5.4m | |
| **Rear Setbacks** | | | | | | | | | | |
| Rear to OMP | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.275m | 1.7m | 1.5m | 2.0m |
| **Side Setbacks** | | | | | | | | | | |
| Built to Boundary (3) | 0.0m | 0.0m | 0.0m | 0.0m | 0.0m | 0.0m | 0.0m | 0.0m | n/a | n/a |
| Non Built to Boundary to Wall (4) | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.275m | 1.7m | 1.5m | 2.0m |
| **Corner Setbacks** | | | | | | | | | | |
| Secondary Road Frontage to Wall | 1.5m | 1.5m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m |
| Secondary Road Frontage to OMP | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m |
| Garage to Wall | 1.5m | | 5.4m | | 5.4m | | 5.4m | | 5.4m | |
| **General** | | | | | | | | | | |
| Site Coverage (max) (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed | 75% | | 75% | | 70% | | 70% | | 60% | |
| Garage Location | Garages are to be located along the built to boundary wall. If there is no built to boundary wall, garages are to be located on the low side of the allotment or the western or southern boundary of the allotment. | | | | | | | | | |
| On site parking requirements (min) | 1 car parking space to be covered<br><br>Single or tandem garage/carport acceptable. | | 1 car parking space to be covered and enclosed.<br><br>Single, tandem or double garage acceptable. | | | | | | | |

Note -
1. The minimum setback to covered car parking spaces may be reduced to 4.5m where:
(i) the primary or secondary frontage of the lot adjoins a road reserve with a minimum rear verge width of 1m or greater and includes a footpath with a width of 2m or greater;
(ii) the lot has a primary frontage greater than 7.5m and no greater than 10.5m.
2. Garden Court Allotments. The minimum setback to a second (tandem) covered car parking space may be reduced to 0.5m where an open carport is proposed.
3. Built to Boundary Walls are a maximum length of 80% of the boundary length and a maximum Height of 7.5m. For Built to Boundary walls above 7.5m, refer MBRC Planning Scheme V4, Part 9, Table 9.3.1.7
4. ~~Side setbacks are in accordance with MBRC DA/2026/1561 Bulk GAA for Side (Non built to boundary walls). All lots with a primary frontage ~12.500m, Min 1m OR For lots with a primary frontage ~12.501m refer to standard as in QDC but measured to wall.~~
5. Assumes regular allotments. For all other non rectangular lots, the lot classification has been determined based on the minimum frontage length, rear boundary length and available building area.

**Legend**
- Site boundary
- Stage Boundary
- Mandatory Built to Boundary Location
- Optional Built to Boundary Location
- Driveway Location
- No Vehicular Access

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV-2026-WAR-4926
Date: 27 October 2026

Queensland Government

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SP330812

PLAN REF: **139326 – 197**
Rev No: **A**
DATE: 23rd OCTOBER 2026
CLIENT: STOCKLAND
DRAWN BY: MB / MM
CHECKED BY: MB

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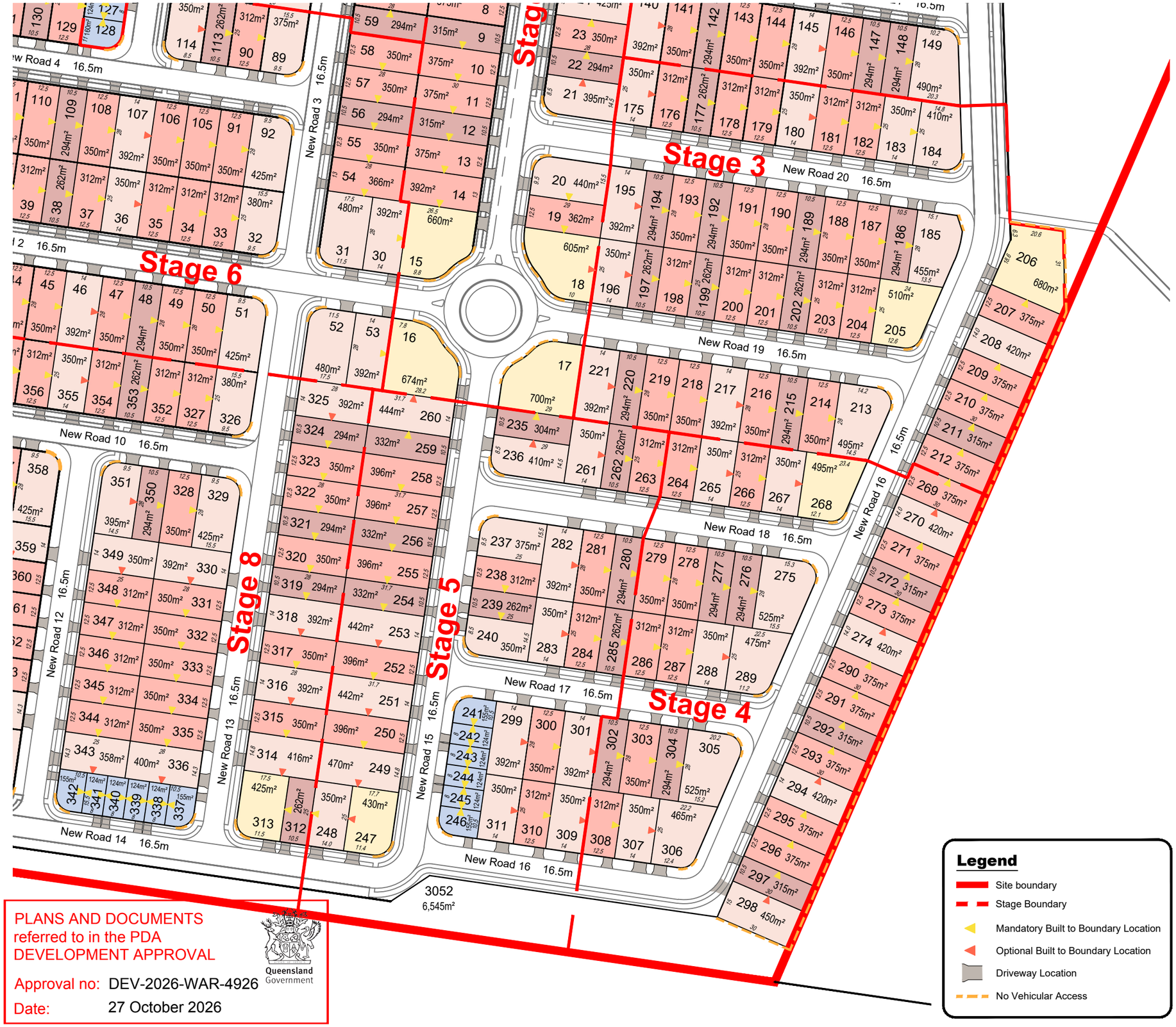
# WAGTAIL GROVE - CABOOLTURE WEST
## PLAN OF DEVELOPMENT
## PRECINCT 4 - SHEET 3

Stockland

**URBAN DESIGN**
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
**T** +61 7 3539 9500
**W** rpsgroup.com

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**Note:**
1. All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
2. Dimensions have been rounded to the nearest 0.1 metres.
3. Areas have been rounded down to the nearest 5m².
4. The boundaries shown on this plan should not be used for final detailed engineers design.

**Source Information:**
**Site boundaries:** RPS and Wolters - Partial Re-Instatement
**Adjoining information:** DCDB

AMENDED IN RED
By: EDQ
Date: 27 October 2026

Queensland Government

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH PLAN OF DEVELOPMENT - DESIGN CRITERIA TYPE A [PLAN REF. 139326 – 200]**

**Plan of Development Table - General**

| Allotment Typology: | Garden Court Allotments | | Villa Allotments | | Premium Villa Allotments | | Courtyard Allotments | | Traditional Allotments | |
|---|---|---|---|---|---|---|---|---|---|---|
| Typical Depth/s: | 15.5m | | 25m, 28m, 30m+ | | 25m, 28m, 30m+ | | | | 25m, 28m, 30m+ | |
| Typical Frontage/s: | 8.0m | | 10.5m | | 12.5m | | 14.0m | | 18.0m+ | |
| Typical Area (4): | 124m2 | | 262m2 - 315m2 | | 312m2 - 400m2 | | 350m2 - 420m2 | | 450m2 - 540m2 | |
| Elevation: | Ground Floor | First Floor | Ground Floor | First Floor | Ground Floor | First Floor | Ground Floor | First Floor | Ground Floor | First Floor |
| **Front Setbacks** | | | | | | | | | | |
| Primary Frontage to Wall | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m | 3.0m |
| Primary Frontage to OMP | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m |
| Garage to Wall | 5.4m (2) | | 5.4m (1) | | 5.4m | | 5.4m | | 5.4m | |
| **Rear Setbacks** | | | | | | | | | | |
| Rear to OMP | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.275m | 1.7m | 1.5m | 2.0m |
| **Side Setbacks** | | | | | | | | | | |
| Built to Boundary (3) | 0.0m | 0.0m | 0.0m | 0.0m | 0.0m | 0.0m | 0.0m | 0.0m | n/a | n/a |
| Non Built to Boundary to Wall (4) | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.275m | 1.7m | 1.5m | 2.0m |
| **Corner Setbacks** | | | | | | | | | | |
| Secondary Road Frontage to Wall | 1.5m | 1.5m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m | 2.0m |
| Secondary Road Frontage to OMP | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m | 1.0m |
| Garage to Wall | 1.5m | | 5.4m | | 5.4m | | 5.4m | | 5.4m | |
| **General** | | | | | | | | | | |
| Site Coverage (max) (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed | 75% | | 75% | | 70% | | 70% | | 60% | |
| Garage Location | Garages are to be located along the built to boundary wall. If there is no built to boundary wall, garages are to be located on the low side of the allotment or the western or southern boundary of the allotment. | | | | | | | | | |
| On site parking requirements (min) | 1 car parking space to be covered<br>Single or tandem garage/carport acceptable. | | 1 car parking space to be covered and enclosed.<br>Single, tandem or double garage acceptable. | | | | | | | |

Note -
1. The minimum setback to covered car parking spaces may be reduced to 4.5m where:
(i) the primary or secondary frontage of the lot adjoins a road reserve with a minimum rear verge width of 1m or greater and includes a footpath with a width of 2m or greater;
(ii) the lot has a primary frontage greater than 7.5m and no greater than 10.5m.
2. Garden Court Allotments. The minimum setback to a second (tandem) covered car parking space may be reduced to 0.5m where an open carport is proposed.
3. Built to Boundary Walls are a maximum length of 80% of the boundary length and a maximum Height of 7.5m. For Built to Boundary walls above 7.5m, refer MBRC Planning Scheme V4, Part 9, Table 9.3.1.7
4. ~~Side setbacks are in accordance with MBRC DA/2026/1564 Bulk GAA for Side (Non built to boundary walls). All lots with a primary frontage <12.500m, Min 1m OR For lots with a primary frontage >12.501m refer to standard as in QDC but measured to wall~~
5. Assumes regular allotments. For all other non rectangular lots, the lot classification has been determined based on the minimum frontage length, rear boundary length and available building area.

**Legend**
- Site boundary
- Stage Boundary
- Mandatory Built to Boundary Location
- Optional Built to Boundary Location
- Driveway Location
- No Vehicular Access

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV-2026-WAR-4926
Date: 27 October 2026

Queensland Government

PLAN REF: **139326 – 198**
Rev No: **A**
DATE: 23rd OCTOBER 2026
CLIENT: STOCKLAND
DRAWN BY: MB / MM
CHECKED BY: MB

0 20 40 60 80 100 1 : 1,500 @ A3

# WAGTAIL GROVE - CABOOLTURE WEST
## PLAN OF DEVELOPMENT
## PRECINCT 4 - SHEET 4

Stockland

**URBAN DESIGN**
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
**T** +61 7 3539 9500
**W** rpsgroup.com

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3050
Local Park

Stage 9

New Road 4 16.5m

New Road 8 7.0m

New Road 2 16.5m

New Road 7 16.5m

New Road 9 7.0m

93 94 95 96 97 98

112 111 110 109 108

41 40 39 38 37

99 100 101 102 103 104

42 43 44 45

379 378 377

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4926

Date: 27 October 2026

Queensland Government

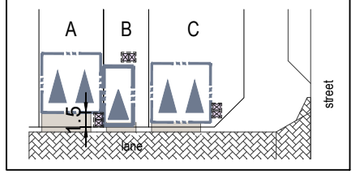
**Note:**
1. All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
2. Dimensions have been rounded to the nearest 0.1 metres.
3. Areas have been rounded down to the nearest 5m².
4.The boundaries shown on this plan should not be used for final detailed engineers design.

**Source Information:**
**Site boundaries:** RPS and Wolters - Partial Re-Instatement
**Adjoining information:** DCDB

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH PLAN OF DEVELOPMENT - DESIGN CRITERIA TYPE B [PLAN REF. 139326 – 201]**

Diagram 1: Bin Storage Solutions for Laneway Allotments

A - extended setback solution
(1.5m rear setback permitted in this instance)
B - side access / internal courtyard solution
C - preferred corner lot solution




| Allotment Typology: | Terrace Allotments | |
|---|---|---|
| Typical Depth/s: | 25 | |
| Typical Frontage/s: | 7.5 | |
| Typical Area: | 187m2 | |
| Elevation: | Ground Floor | First Floor |
| **Front Setbacks** | | |
| Primary Frontage to Wall | 3.0m | 3.0m |
| Primary Frontage to OMP | 2.0m | 2.0m |
| **Rear Setbacks** | | |
| Rear to Wall | 0.5m | 0.5m |
| Garage to Wall (1) | 0.5m | 0.5m |
| **Side Setbacks** | | |
| Built to Boundary (2) | 0.0m | 0.0m |
| Non Built to Boundary to Wall | 1.0m | 1.0m |
| **Corner Setbacks** | | |
| Secondary Road Frontage to Wall | 1.5m | 1.5m |
| Secondary Road Frontage to OMP | 1.0m | 1.0m |
| Garage to Wall | 1.5m | |
| **General** | | |
| Site Coverage (max) (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed | 80% | |
| Garage Location | Garages are to be located along the built to boundary wall. If there is no built to boundary wall, garages are to be located on the low side of the allotment or the western or southern boundary of the allotment. | |
| On site parking requirements (min) | 1 car parking space to be covered and enclosed.<br>Single, tandem and double garage are acceptable. | |

Note -
1. Mandatory unless incorporating bin storage. Refer Diagram 1.
2. Built to Boundary Walls are a maximum length of 80% of the boundary length and a maximum Height of 7.5m. For Built to Boundary walls above 7.5m, refer MBRC Planning Schreme V4, Part 9, Table 9.3.1.7

**Legend**
- Site boundary
- Stage Boundary
- Mandatory Built to Boundary Location
- Driveway Location
- Indicative Letterbox Location
- Indicative Front Door Location
- Indicative Bin Collection Location
- Preferred Private Open Space Location
- Indicative Garage Location
- Primary Frontage
- Building Location Envelope (excluding verandah/balconies on primary frontages)
- No Vehicular Access

**PLAN REF:** 139326 – 199
**Rev No:** A
**DATE:** 23rd OCTOBER 2026
**CLIENT:** STOCKLAND
**DRAWN BY:** MB / MM
**CHECKED BY:** MB

0 5 10 15 20 25 1 : 500 @ A3

# WAGTAIL GROVE - CABOOLTURE WEST
## PLAN OF DEVELOPMENT
## PRECINCT 4 - SHEET 5

Stockland

**URBAN DESIGN**
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
**T** +61 7 3539 9500
**W** rpsgroup.com

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# DESIGN CRITERIA - TYPE A

## 1.0 General

1. All development inclusive of single and multiple residential allotments (duplex) is to be undertaken in accordance with the development approval.
2. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services. Eaves must not protrude into easements.
3. Maximum building height is 2 storeys (9m) for all dwellings or 3 storeys where identified on a Plan of Development. Rooftop terraces are defined as a 'storey'.
4. Where nominated as a duplex lot, the two (2) dwelling units must be attached.
5. Construction standards / setbacks may be affected by bushfire risk. Refer to a Bushfire Management Plan prepared by a suitably qualified person.
6. Acoustic treatment may be required for some lots. Refer to Acoustic Report prepared by a suitably qualified person.

## 2.0 Setbacks

7. Setbacks are as per the plan of development table unless otherwise specified.
8. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that abut a shared access driveway, a laneway or a pedestrian link / landscape buffer and therefore in these cases a secondary street setback does not apply.
9. Built to boundary walls are recommended where road frontage widths are less than 12.5m. Built to boundary walls are optional for lots with road frontage widths equal to, or in excess of 12.501m. Where built to boundary walls are not adopted, side setbacks shall be in accordance with the plan of development table.
10. Boundary setbacks are as defined in the Moreton Bay Planning Scheme, unless otherwise noted. For built to boundary walls, gutters must not extend beyond the boundary of the lot.
11. First floor setbacks must not exceed the minimum ground floor setbacks, as documented in the plan of development table.
12. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they have:
    a) a maximum roof area of 4m² ;
    b) a street elevation of not more than 2m wide; and
    c) not more than 3m in height.

## 3.0 Site Cover and Private Open Space

13. Site cover for each lot is not to exceed the percentages outlined in the plan of development table.
14. Private open space, must be provided and is not less than 15m² per dwelling with a minimum dimension of 3.0m, and is directly accessible from a ground floor living area. Private open space may be included within an unenclosed living structure e.g. patio.

## 4.0 Building Articulation & Surveillance

15. Non-built to boundary walls to habitable areas of the building are required to be provided with roof overhangs (eaves) that are a minimum of 450mm from the wall of the building facade.
16. Your home must have a porch, portico or verandah with a minimum under roof area of 4m² and a minimum depth of 2m
17. Corner lots must in addition to item 15 include a porch that wraps the building facade to a point 3m behind the main building line.
18. The facade area (excluding the garage and front door) facing a street or public area is to include sufficient glazing (minimum 20%) to allow for passive surveillance of the street.

## 5.0 Privacy and overlooking

19. Buildings must be sited and designed to provide adequate visual privacy for neighbours:
    - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
      a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
      b) a window has a sill height more than 1.5m above the adjacent floor level, or
      c) a window has obscure glazing below 1.5m;
    - Where window and window/balcony screen has the same meaning as in the queensland development code.

## 6.0 Fencing

20. Front Fencing:
    a) Solid fencing is permitted up to 1.2m in Height. Any fencing above 1.2m is to apply an element of transparency (sections or whole fence) to a maximum of 1.5m in height.
    b) The front fence must return a minimum of 1m behind the front building line to meet the side fence return.
21. Side (including secondary street) fencing and Rear Fencing:
    a) All side and rear fencing is to be a maximum 1.8m in height
    b) Where there is no front fence constructed, the side fence must return 1m behind the front building line.
22. Fencing and retaining walls erected by Stockland must not be altered, removed or modified in any way, without the prior written approval from Stockland.

## 7.0 Parking and Driveways

For all allotments the following applies:

23. Double garages will not be permitted on a single storey dwelling, on a lot less than 10.5m wide.
24. Double garages are permitted:
    - On any premium villa, courtyard, traditional or multiple residential (duplex) lot;
    - On any 7.5m wide to less than 12.49m wide where the dwelling is more than one storey in height, and where the garage is setback at least 1m behind the main facade, excluding eaves, of the dwelling;
    - On any corner lot if the garage fronts the secondary street frontage as shown in the PoD plans for corner allotments and minimum garage setbacks can be met;
    - On a single storey dwelling on any villa lots where the following design criteria are met:
      a) The front facing building wall, which comprises the garage door/s, may not exceed an external width of 5.7m; and
      b) The garage door width must not exceed 4.8m; and
      c) The garage door must have a minimum 450mm eave about it and be setback a minimum of 240mm behind the pillar of the garage door; and
      d) Must have a sectional, tilt or roller door; and
      e) The front facade of the dwelling must include the following:
        - A front entrance door and windows with a sidelight.
        - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1.6m forward of the entrance door.
        - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
      f) The garage has one side constructed as a built to boundary wall in a position consistent with the plan of development for the lot; and
      g) the driveway of the garage is to taper from the garage opening down to 3m at the lot boundary. the taper must occur on the central edge of the driveway.
    - Any combination of a 'garage', 'carport' or 'open carport' as defined in the Queensland Development Code (QDC) are taken to be a 'garage' under this pod.
25. Driveways are to be offset a minimum 500mm from the nearest side boundary for built to boundary lots with a maximum offset of 1m. A landscaping buffer strip is to be provided between the driveway and the side boundary.
26. Where there is no build to boundary, the driveway can be offset up to a maximum of 2m. A landscaping buffer strip is to be provided between the driveway and the side boundary.
27. The crossover is limited to a maximum width of 40% of the road frontage or 4.8m, whichever is the lesser.
28. Parking spaces on driveways do not have to comply with gradients in AS2890.
29. A maximum of one driveway per dwelling is permitted (2 for multiple residential (duplex) allotments).
30. Driveways should avoid on-street works such as dedicated on-street parking bays,drainage pits and service pillars.

## 8.0 Secondary Dwelling

| | |
|---|---|
| **Minimum Lot Size** | Secondary dwellings are not permitted on lots less than 400sqm in size. |
| **Floor Area of Secondary Dwelling** | Maximum 60sqm GFA. |
| **Design and Siting of buildings and structures** | The dwelling / secondary dwelling must have the design effect of one (1) single dwelling from the road / street frontage or within public view. |
| **Materials and Detailing** | Materials, detailing, colours and roof forms are consistent with those of the primary house. |
| **Outdoor Living Space** | Minimum 9sqm with a minimum dimension of 3m and directly accessible from a main living area. |
| **Driveway** | The secondary dwelling must share the driveway of the primary dwelling |
| **Car Parking and Garaging** | Minimum one space in addition to the primary dwelling requirement - with minimum dimensions of 5m x 3m. |
| **Street Surveillance** | On a single street frontage, the secondary dwelling entry must be hidden from view from the street, so as to give the effect that the home is one (1) single residential dwelling. |
| **Letterboxes** | Any secondary dwelling is not permitted its own letterbox and must be shared with the primary dwelling. |
| **Titling** | Any secondary dwelling is unable to be separately titled to the primary dwelling. |
| **Separate Services** | No separate infrastructure servicing to the secondary dwelling is permitted (i.e., water, gas, electricity) |

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4926

Date: 27 October 2026

Queensland Government

PLAN REF: 139326 – 200
Rev No: A
DATE: 23rd OCTOBER 2026
CLIENT: STOCKLAND
DRAWN BY: MB / MM
CHECKED BY: MB

0 20 40 60 80 100 1 : 1,500 @ A3

WAGTAIL GROVE - CABOOLTURE WEST
**PLAN OF DEVELOPMENT - DESIGN CRITERIA TYPE A**
**PRECINCT 4 - SHEET 6**

Stockland

**URBAN DESIGN**
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
**T** +61 7 3539 9500
**W** rpsgroup.com

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# DESIGN CRITERIA - TYPE B

## 1.0 General

1. All development inclusive of single and multiple residential allotments (duplex) is to be undertaken in accordance with the development approval.
2. Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services. Eaves must not protrude into easements.
3. Maximum building height is 2 storeys (9m) for all dwellings or 3 storeys where identified on a Plan of Development. Rooftop terraces are defined as a 'storey'.
4. Construction standards / setbacks may be affected by bushfire risk. Refer to a Bushfire Management Plan prepared by a suitably qualified person.
5. Acoustic treatment may be required for some lots. Refer to Acoustic Report prepared by a suitably qualified person.

## 2.0 Setbacks

6. Setbacks are as per the plan of development table unless otherwise specified.
7. A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that abut a shared access driveway, a laneway or a pedestrian link / landscape buffer and therefore in these cases a secondary street setback does not apply.
8. Built to boundary walls are recommended for all Terrace Lots. Where built to boundary walls are not adopted, side setbacks shall be in accordance with the plan of development table.
9. Boundary setbacks are as defined in the Moreton Bay Planning Scheme, unless otherwise noted. For built to boundary walls, gutters must not extend beyond the boundary of the lot.
10. First floor setbacks must not exceed the minimum ground floor setbacks, as documented in the plan of development table.
11. Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they have:

    a) a maximum roof area of 4m² ; and

    b) a street elevation of not more than 2m wide; and

    c) not more than 3m in height.

## 3.0 Site Cover and Private Open Space

12. Site cover for each lot is not to exceed the percentages outlined in the Plan of Development table.
13. Private open space, must be provided and is not less than 15m² per dwelling with a minimum dimension of 3.0m, and is directly accessible from a ground floor living area. Private open space may be included within an unenclosed living structure e.g. patio.
14. Where these private open spaces are provided in the form of an upper level balcony, a ground level courtyard must also be provided to assist with cross ventilation and provide space for clothes drying.

## 4.0 Building Articulation & Surveillance

15. On all terrace lots the main façade (facing the primary street frontage) must comprise at least two different materials and at least one horizontal or vertical step in the façade;
16. Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s;
17. The design of the dwelling must consider passive ventilation and natural light provision through a combination of the following elements:-inclusion of a mid-block courtyard space, light wells or recess that extends into the dwelling to allow multiple rooms to have windows/ openings onto that space;
18. Each living area that adjoins an external wall (not built to boundary) has an open-able window or door.
19. Non-built to boundary walls to habitable areas of the building are required to be provided with roof overhangs (eaves) that are a minimum of 450mm from the wall of the building facade.

## 5.0 Privacy and overlooking

20. Buildings must be sited and designed to provide adequate visual privacy for neighbours:
    - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:

      a) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or

      b) a window has a sill height more than 1.5m above the adjacent floor level, or

      c) a window has obscure glazing below 1.5m;
    - Where window and window/balcony screen has the same meaning as in the queensland development code.

## 6.0 Fencing, Letterboxes, Parking and Driveways

18. Front Fencing:

    a) Solid fencing is permitted up to 1.2m in Height. Any fencing above 1.2m is to apply an element of transparency (sections or whole fence) to a maximum of 1.5m in height.

    b) The front fence must return a minimum of 1m behind the front building line to meet the side fence return.

19. Side (including secondary street) fencing and Rear Fencing:

    a) All side and rear fencing is to be a maximum 1.8m in height

    b) Where there is no front fence constructed, the side fence must return 1m behind the front building line.

20. Fencing and retaining walls erected by Stockland must not be altered, removed or modified in any way, without the prior written approval from Stockland.
21. Letterboxes for dwellings shall be located on the primary street frontage.
22. Allotments adjoining a laneway may have their garage fronting the laneway, comply with the setbacks, and have fencing to the laneway in accordance with that shown in the Laneway Terrace Allotment diagram.
23. Parking spaces on driveways do not have to comply with gradients in AS2890.
24. A maximum of one driveway per dwelling is permitted.
25. Driveways should have the minimum width required to facilitate vehicle access in order to maintain space between driveways, pathways and any bin storage areas for amenity planting.
26. Driveways should avoid on-street works such as dedicated on-street parking bays,drainage pits and service pillars.

## 7.0 Bin Storage

27. A dedicated area is provided within the lot to accommodate refuse bin storage. This is preferred to be located outside of the garage, but accessible to, and screened from, the laneway. For lots less than 7.5m wide, the bin storage area may be accommodated within the garage, provided the garage is appropriately dimensioned to ensure the bins can be removed whilst the car is parked in the garage.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4926

Date: 27 October 2026

Queensland Government

PLAN REF: 139326 – 201
Rev No: A
DATE: 23rd OCTOBER 2026
CLIENT: STOCKLAND
DRAWN BY: MB / MM
CHECKED BY: MB

0 20 40 60 80 100 1 : 1,500 @ A3

WAGTAIL GROVE - CABOOLTURE WEST
**PLAN OF DEVELOPMENT - DESIGN CRITERIA TYPE B**
**PRECINCT 4 - SHEET 7**

Stockland

**URBAN DESIGN**
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
**T** +61 7 3539 9500
**W** rpsgroup.com

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