



NORTH HARBOUR PRIORITY DEVELOPMENT AREA

INTERIM LAND USE PLAN | JULY 2025



Economic Development Queensland



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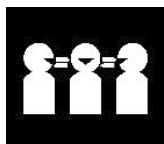


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1 Preliminary

1.1 Economic Development Act

The *Economic Development Act 2012* (the ED Act)¹ establishes the Minister for Economic Development Queensland (MEDQ) as a corporation sole to exercise the powers and functions of the ED Act.

The main purpose of the ED Act² is to facilitate economic development and development for community purposes. The ED Act³ seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for parts of the State declared as priority development areas (PDAs).

1.2 Priority Development Area description

The North Harbour PDA (the PDA) was declared by regulation⁴ on 30 July 2025. The PDA, identified in *Map 1* and *Map 2*, located at Burpengary East in the City of Moreton Bay Local Government area.

The PDA includes approximately 421 hectares located on the eastern side of the Bruce Highway and is bordered by the Caboolture River to the north and east. The PDA is an extension of the established North Harbour development which includes existing residential estates and employment lands.

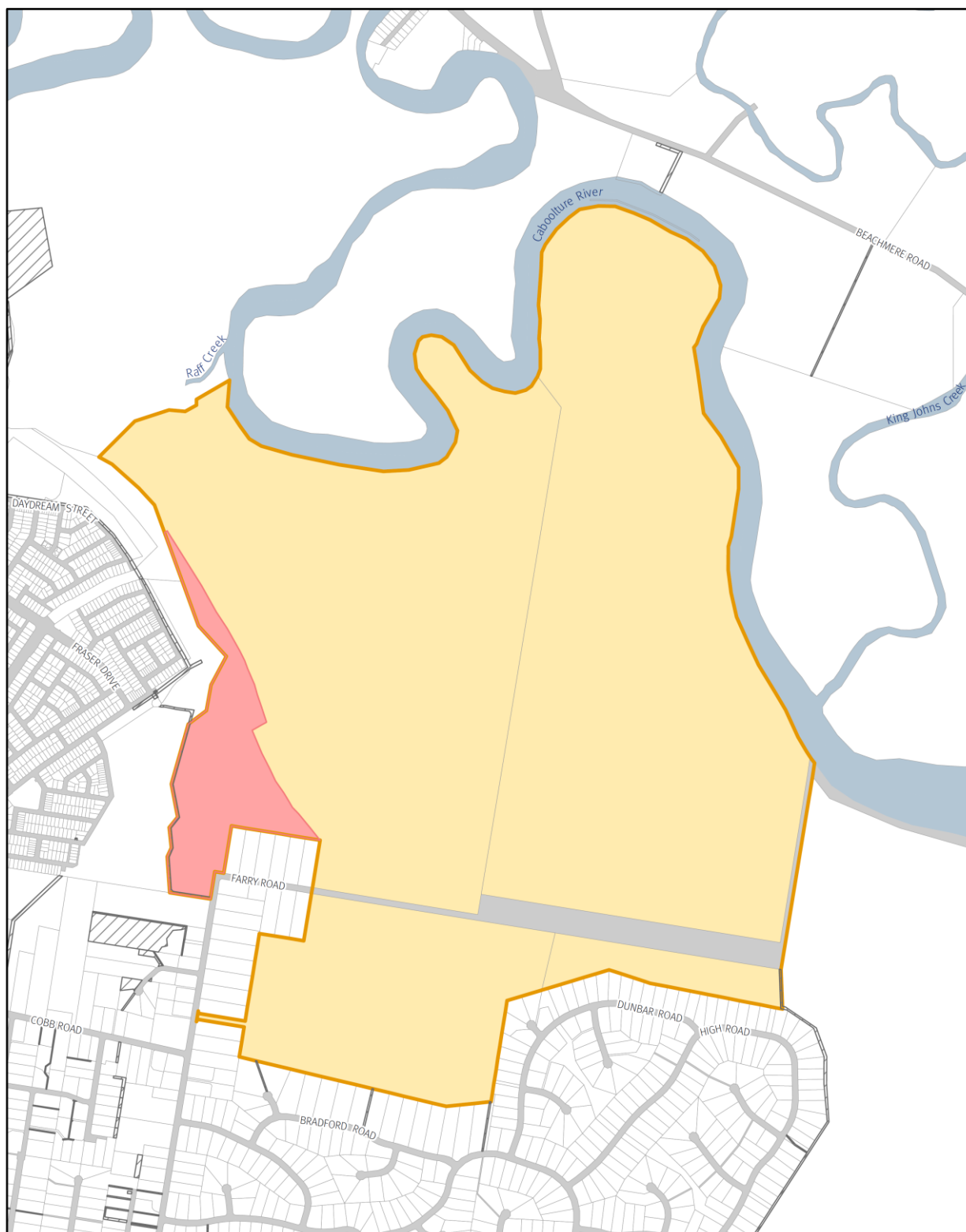
¹ See section 8 of the ED Act

² See section 3 of the ED Act

³ See section 4 of the ED Act

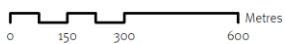
⁴ See section 37 of the ED Act

Map 1: North Harbour PDA Boundary



Legend

- North Harbour Priority Development Area (PDA)
- Precinct 1: Residential
- Parcel Boundaries (June 2025)
- Road Dedications
- Easements
- Waterbodies



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**Boundary
North Harbour
Priority Development Area**



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Map 2: North Harbour PDA (Aerial)



Legend

- North Harbour Priority Development Area (PDA)
- Precinct 1: Residential
- Parcel Boundaries (June 2025)
- Road Dedications
- Waterbodies

Nearmap imagery 18 May 2025



0 150 300 600 Metres

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Location
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1.3 Application of the Interim Land Use Plan

The North Harbour PDA Interim Land Use Plan (ILUP) applies⁵ to land within the PDA boundary identified on *Map 1*.

The ILUP was made by the MEDQ and took effect on commencement of the declaration regulation for the PDA.

The declaration regulation provided for the ILUP to be effective for 18 months unless the development scheme for the PDA takes effect earlier.

1.4 Components of the ILUP

This ILUP consists of the following components:

- a. Development assessment procedures (section 2)
- b. North Harbour PDA Vision (section 3)
- c. PDA development requirements (section 4)
- d. Categories of development (section 5)
- e. Infrastructure requirements (section 6), and
- f. Schedules (section 7).

1.4.1 Development assessment procedures

The development assessment procedures outline matters relating to the interpretation and operation of the ILUP.

1.4.2 North Harbour PDA Vision

The vision establishes the overall outcomes to be achieved in the PDA that:

- a. seek to achieve the purpose of the ED Act for the PDA, and
- b. provides the basis for the PDA development requirements.

1.4.3 PDA development requirements

The PDA development requirements apply to all PDA assessable development and incorporate:

- a. PDA-wide criteria (section 4.1), and
- b. Precinct provisions (section 4.2).

1.4.4 Categories of development

The categories of development for all development within the PDA are set out in section 5:

- a. Table 1 Column 1 - PDA accepted development is development that does not require a PDA development approval under the ED Act, and
- b. Table 1 Column 2 - PDA assessable development requires a PDA development approval. A PDA development permit is required to carry out PDA assessable development⁶.

1.4.5 Infrastructure requirements

This component identifies how infrastructure requirements will be determined for development. These must be considered in the preparation of PDA development applications.

⁵ This ILUP has been prepared pursuant to Section 38 of the ED Act.

⁶ Section 94(2) of the ED Act

1.4.6 Schedules

Schedule 1 defines PDA accepted development.
Schedule 2 defines terms used in the ILUP.

2 Development Assessment Procedures

2.1 Development consistent with the ILUP

PDA assessable development is consistent with the ILUP if it complies with all relevant PDA development requirements set out in section 4 and any relevant Schedules.

Development that does not comply with one or more of the relevant PDA development requirements is consistent with the ILUP if:

1. the development is an interim use that due to its nature, scale, form or intensity does not conflict with the vision, or
2. both of the following apply:
 - a. the development does not conflict with the vision for the PDA (section 3), and
 - b. there are sufficient grounds to justify the approval of the development despite the non-compliance with the relevant PDA-wide criteria.

In this section 'grounds' means matters of public interest which include the matters specified as the main purpose of the ED Act as well as:

- a. superior design outcomes, and
- b. community need

'Grounds' does not include the personal circumstances of an applicant, owner or interested third party.

2.2 Development inconsistent with the ILUP

Development that is inconsistent with the ILUP cannot be granted a PDA development approval⁷.

PDA assessable development identified in Column 2B of Table 1 as prohibited development is inconsistent with the ILUP.

2.3 Plans of Development

Plans of Development (PoD) typically comprise maps, graphics and text that collectively demonstrate how proposed uses, works and reconfiguration of lots will contribute towards the achievement of relevant PDA development requirements and the Vision for the PDA⁸.

PoD may be used as both a master planning tool for a broader precinct and for the development of individual sites. PoD may include concept designs, deal with the sequencing of development and set criteria for PDA accepted development to be undertaken subsequently.

PoD should indicate the location and function of temporary and permanent uses and structures, and how these uses and structures will relate to each other. PoD cannot deal with land beyond the boundary of land subject to a particular PDA development application.

PoD are prepared by an applicant and may accompany a PDA development application for a material change of use or reconfiguring a lot. They may deal with any proposed use and any associated building work or operational work.

Schedule 1 identifies development consistent with an approved PoD as PDA accepted development.

⁷ See section 86 of the ED Act

⁸ For further advice on preparing a PoD refer to the applicable EDQ practice note

2.4 Notice of applications

A PDA development application will require public notice if in the opinion of the MEDQ, the development:

- a. may have adverse impacts on the amenity or development potential of adjoining land under separate ownership, or
- b. is for a use or of a size or nature which warrants public notification⁹, or
- c. compromises the implementation of the ILUP.

2.5 State interests

Relevant matters of state interest have been considered in the preparation of the ILUP and will be considered further as part of the assessment of a PDA development application¹⁰.

2.6 Relationship with other legislation

In addition to assessment against this ILUP, development may require assessment against other legislation including, but not limited to, the *Transport Infrastructure Act 1994*, *Environment Protection Act 1994*, *Nature Conservation Act 1992*, *Environmental Protection and Biodiversity Conservation Act 1999*, *Plumbing and Drainage Act 2002*, *Building Act 1975* and the *Planning Act 2016* including subordinate legislation and any relevant Commonwealth legislation.

Relevant local laws made under the *Local Government Act 2010* apply in the PDA to the extent they are not replaced by a by-law made under the ED Act.

2.7 Relationship with the Moreton Bay Regional Council Planning Scheme 2016

This ILUP prevails to the extent of any inconsistency with the Moreton Bay Regional Council Planning Scheme 2016¹¹.

The ILUP applies certain definitions of the *Moreton Bay Regional Council Planning Scheme 2016*, this is not a conflict and is not inconsistent with the ILUP.

Where identified in a footnote of the ILUP, the *Moreton Bay Regional Council Planning Scheme 2016* may be used as guidance material when assessing PDA development applications and applying the ILUP PDA development requirements.

Where any conflict exists between the ILUP and a planning instrument or assessment benchmark prescribed by regulation under the Planning Act or another Act, the ILUP prevails to the extent of any inconsistency.

2.8 Interim uses

An interim use is a land use that - because of its nature, scale, form or intensity - is not an appropriate long-term use of the land but may be appropriate for a short or medium-term period as the PDA develops.

A PDA development application for an interim use must demonstrate that the use will not prejudice or delay:

- a. an appropriate long-term use
- b. an appropriate intensity of development, or
- c. infrastructure delivery envisaged by the vision for the PDA.

⁹ Applications that substantially provide for the realisation of development within Precinct 1 will be subject to public notice.

¹⁰ For further advice refer the State Planning Policy (SPP) and State Development Assessment Provisions (SDAP), and EDQ Practice note 14: State interests in development assessment in priority development areas.

¹¹ Refer section 71 of the ED Act.

Relevant PDA development requirements also apply to PDA assessable development that is an interim use.

The MEDQ may impose a condition of approval that limits the duration of an interim use.

Information to support a PDA development application for an interim use may include:

- a. a suitability assessment, and
- b. plans showing how the development could transition from the proposed interim use to an appropriate longer-term use.

3 Vision

The North Harbour PDA will facilitate new residential neighbourhoods, with quality urban design and built form, providing housing choice catering to the changing needs of the wider Moreton Bay community.

The PDA will deliver economic and community benefit to the City of Moreton Bay, the South-East Queensland region and to the state, providing employment, recreation, lifestyle and environmental opportunities through marina and marine industry precinct development and associated tourism and recreational infrastructure and experiences.

The area will become a major attraction and economic catalyst for the region. It will meet demand for boat berthing and servicing, protect local biodiversity, ecological, indigenous and other heritage values.

The PDA will ensure the preservation of critical habitat corridors through the sensitive location of infrastructure, waterways and land uses. Risks to people and property posed by natural hazards will be mitigated to build the community's resilience to flood and storm surge events.

The PDA will provide a network of high-quality parks and recreation facilities that contribute to community health and wellbeing.

This ILUP identifies an early development area, Precinct 1: Residential, which will allow for the immediate housing delivery, while further investigation works are being undertaken for Precinct 2: Investigation Area to determine the preferred form and components of the development.

4 PDA Development Requirements

4.1 PDA-Wide Criteria

4.1.1 Built form, urban design and public realm¹²

The form, type and arrangement of buildings, streets and the public realm are designed to deliver high-quality development outcomes by ensuring:

1. Development is designed to enhance the character, liveability, safety and attractiveness of the North Harbour PDA such as through:
 - a. incorporating the principles of high quality urban design and landscaping
 - b. maintaining or enhancing important cultural landscapes and areas of high scenic amenity
 - c. maintaining local landscape character and the natural environment,
 - d. responding to local site characteristics, settings, landmarks and views, and
 - e. having regard to Crime Prevention Through Environmental Design (CPTED) principles.
2. Development is of a height and scale that:
 - a. makes efficient use of land
 - b. is consistent with planned infrastructure,
 - c. supports high quality residential amenity, and
 - d. is commensurate with the site area.
3. Building design demonstrates:
 - a. appropriate orientation and adequate separation to allow light penetration and air circulation, reduces overshadowing and protects the privacy of residents and adjoining land uses
 - b. integration of landscaping and sub-tropical building design elements
 - c. variation in building bulk
 - d. integrated private open space and outdoor living spaces, and
 - e. sufficient carparking, access and servicing facilities.
4. Development creates or contributes to a public realm that:
 - a. is functional, accessible, legible, safe and connected
5. Development landscaping:
 - a. includes species endemic to the local area¹³
 - b. provides shade to open car parking areas and footpaths
 - c. creates a physical and visual buffer for adjoining sensitive land uses
 - d. provides areas suitable for planting of large subtropical shade trees that are open to the sky with access to light and rainfall
 - e. uses a variety of species that support biodiversity and habitat corridors
 - f. supports efficient maintenance, and
 - g. is designed to provide high amenity and safe urban environments and considered CPTED principles.

¹² For guidance, refer to the following:

- a. Crime prevention through environmental design, Guidelines for Queensland (Queensland Government 2021) and the following relevant EDQ guidelines and practice notes:
- b. EDQ Guideline No.1 Residential 30, No.7 Low rise buildings and No.8 Medium and high rise buildings
- c. EDQ Guideline No.5 Neighbourhood Planning and design, No.6 Street and movement network, No. 18 Development interfaces
- d. EDQ Guideline No.12 Park planning and design
- e. EDQ Guideline No.11 Community facilities

EDQ may seek guidance on the assessment and acceptance of design outcomes from a design review panel

¹³ For guidance, refer to Moreton Bay Regional Planning Scheme.

4.1.2 Housing choice¹⁴

1. Development provides for housing choice to meet community needs and is delivered in accessible locations that are well connected to services, recreation, employment and infrastructure.
2. Residential development caters to current and projected demographic, economic and social profile of the Moreton Bay local government area and meets the needs of the community through its life cycle.
3. Housing incorporates good practice and adaptable design and siting.
4. Housing provides a range of lot sizes, dwelling types, design, tenures and levels of affordability.

4.1.3 Connectivity

The design and layout of development demonstrates¹⁵:

1. a highly permeable movement network within the PDA and with the surrounding network that improves connectivity to key regional destinations
2. safety and efficiency, addressing impacts to the broader transport and traffic network in the surrounding area¹⁶
3. safe and convenient access to public transport infrastructure and active transport infrastructure, and maintains the operating performance of the state-controlled road network, and
4. safe, accessible and well-connected pedestrian, cycling and public transport infrastructure networks.

4.1.4 Environment

1. Development demonstrates location, design, construction and operation that avoids, or where this is not reasonably possible, minimises and mitigates adverse impacts on:
 - a. the environmental values of receiving waters¹⁷
 - b. the habitat values of significant vegetation (including in waterways)¹⁸
 - c. the ability for fauna to move along ecological corridors and across infrastructure.
2. Impacts on significant vegetation are avoided where possible, or minimised and mitigated.¹⁹
3. Development:
 - a. does not cause an unacceptable impact on the habitat requirements of threatened and endangered native species
 - b. incorporates appropriate buffers to ensure adverse impacts on areas containing matters of state or national environmental significance or adjoining conservation areas are managed
 - c. supports ecological connectivity and avoids fragmentation of areas of environmental significance
 - d. seeks to retain significant vegetation for street trees and feature trees in streets, public realm and open space areas
 - e. involving the constructing or raising of waterway barrier works in a fish habitat avoids

¹⁴ For guidance, refer to EDQ Guideline 16. Housing

¹⁵ For guidance, refer to EDQ Guideline no.6 Street and movement network and State code 1: Development in a state-controlled road environment

¹⁶ Any development impacting on the State-controlled road network is to be in accordance with the Department of Transport and Main Roads 2018, Guide to traffic impact assessment (GTIA)

¹⁷ Consideration should be given to State Planning Policy (SPP) in particular the State interest of Water quality, Agriculture and Biodiversity, and the SPP code: Water quality

¹⁸ Consideration should be given to State Development Assessment Provisions State Code 11: Removal, destruction or damage of marine plants and State code 16: Native vegetation clearing

¹⁹ Offset planting may be required for impacts on significant vegetation

impacts and maintains connectivity throughout waterways and between fish habitats ²⁰

4. Stormwater discharges:

- a. achieve water quality objectives prescribed in the Environmental Protection (Water and Wetland Biodiversity) Policy 2019 and management of prescribed water contaminants under section 440ZG of the Environmental Protection Act.
- b. will not adversely affect the hydrology of wetland and heathland ecosystems in a manner harmful to flora and fauna of those ecosystems.

4.1.5 Community safety and development constraints

Community safety

- a. Personal safety and security are promoted through the design of well-serviced built environments (including through well-located emergency services facilities).
- b. Development for sensitive uses is located and designed to ensure separation from and compatibility with any existing use in the vicinity that could present hazards and risks.

Emissions

1. Development siting, design, construction and operation supports community safety and considers constraints by avoiding, or where this is not reasonably possible, then minimising and mitigating:
 - a. impacts of emissions on the natural environment, residential amenity and public health ²¹
 - b. impacts of noise and vibration (ensuring appropriate noise mitigation measures are incorporated into the overall building design where appropriate)
 - c. impacts from light nuisance.
2. Development involving the use, storage and disposal of hazardous chemicals and other hazardous materials ²² demonstrates location and management that minimises health and safety risks to surrounding land uses and individuals.

Acid sulfate soils (ASS)

Development:

- a. ensures ASS is treated in accordance with current best practice in Queensland
- b. ensures the disturbance of ASS is managed to reduce risks posed to the natural and built environments from the release of acid and metal contaminants and protect human health ²³.

Contaminated land

Development ²⁴:

- a. avoids, and where this is not reasonably practical, minimises and mitigates adverse impacts on people, property and the environment from contaminated land
- b. manages contaminated land to ensure all land is suitable for its proposed future use, and

²⁰ Refer to State code 18: Constructing or raising waterway barrier works in fish habitats for further guidance

²¹ For guidance refer to the Environmental Protection Act 1994 for management of prescribed water contaminants, the Environmental Protection (Air) Policy 2019, the Environmental Protection (Noise) Policy 2019. Vibrations resulting from the development do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1- 80Hz) and the Work Health and Safety Act 2011 and Work Health and Safety Regulation 2011

²² Development involving the storage of a quantity of Work Health and Regulation schedule 15 chemicals equal to or exceeding 10% of their aggregate threshold is referred to the Major Hazard Facilities Unit for advice

²³ Refer to Queensland acid sulfate soil technical manual: Soil Management Guidelines v4.0, Department of Science, Information Technology, Innovation and the Arts, 2014. Development involving filling, excavation or the disturbance of potential or ASS will be supported by an ASS management plan.

²⁴ Development on contaminated land under the EPA 1994 must be in accordance with a site management plan under chapter 7 part 8 of the Act. Removal of contaminated soil from contaminated land under the EPA must be in accordance with a site disposal permit under the Act

- sensitive uses are to be protected from the impacts of previous hazardous activities
- c. ensures that good practice management measures are implemented to prevent contamination spreading beyond its existing extent due to development activities.

4.1.6 Natural hazards

Development:

- a. is designed and located to avoid natural hazard areas including bushfire, flood and coastal hazards or mitigated to achieve an acceptable level of risk that protects personal safety and property
- b. in natural hazard areas does not hinder disaster management responses or capacity and capabilities
- c. ensures community infrastructure is located and designed to maintain the required level of functionality during and immediately after a natural hazard event.

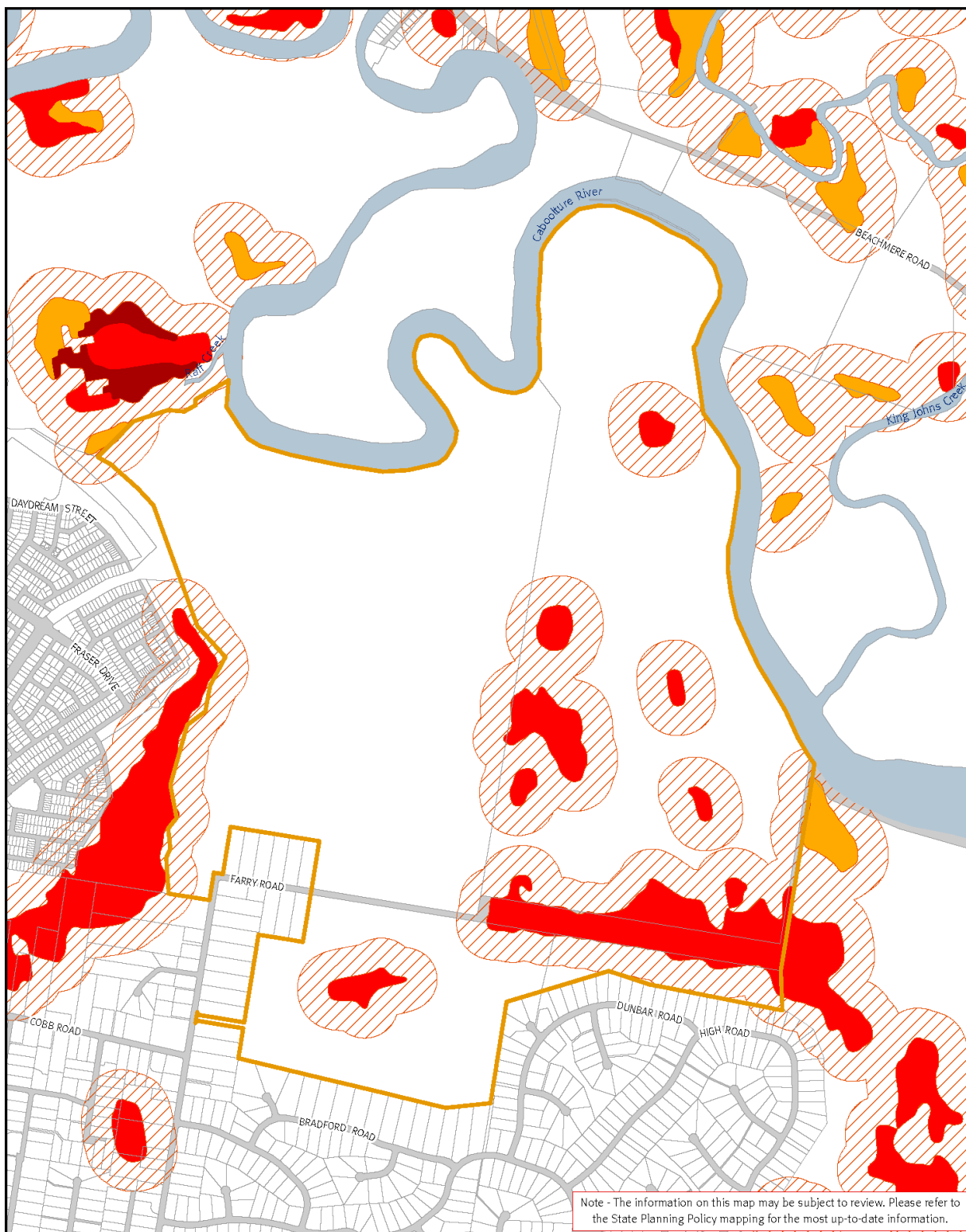
Bushfire

Development manages potential impacts from bushfire hazard sources shown on Map 3 using measures that avoid, and where this is not reasonably practical, minimise and mitigate the risk to life and property by:

- a. ensuring development involving new premises for vulnerable uses, difficult to evacuate uses and assembly uses avoid locating in a bushfire risk area,
- b. prioritising development in areas with the lowest risk from bushfire,
- c. mitigate potential for entrapment during a bushfire, and
- d. providing effective separation from sources of bushfire risk ²⁵.

²⁵ Refer to the State Planning Policy

Map 3: Bushfire Prone Area



Legend

- North Harbour Priority Development Area
- Bushfire Prone Area
- Very High Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer
- Parcel Boundaries (June 2025)
- Road Dedications
- Waterbodies



0 150 300 600 Metres

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Source: Department of Resources: Digital Cadastral DataBase

Bushfire Prone Area as shown on SPP IMS as at June 2025.

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Flood management

Development:

- a. on land shown on *Map 4* as affected by flood and overland flow *Map 5* is designed and constructed to be resilient to flood hazard ²⁶
- b. is designed and constructed to maintain floodplain storage and waterway flood conveyance capacity
- c. does not increase the potential for flood hazard or overland flow damage to other property
- d. maintains the ability for infrastructure and community infrastructure to function during and immediately after flood events
- e. supports disaster management response and recovery capability
- f. manages risks to public health and safety and the environment from the location of hazardous materials and the release of these materials because of a flood hazard.

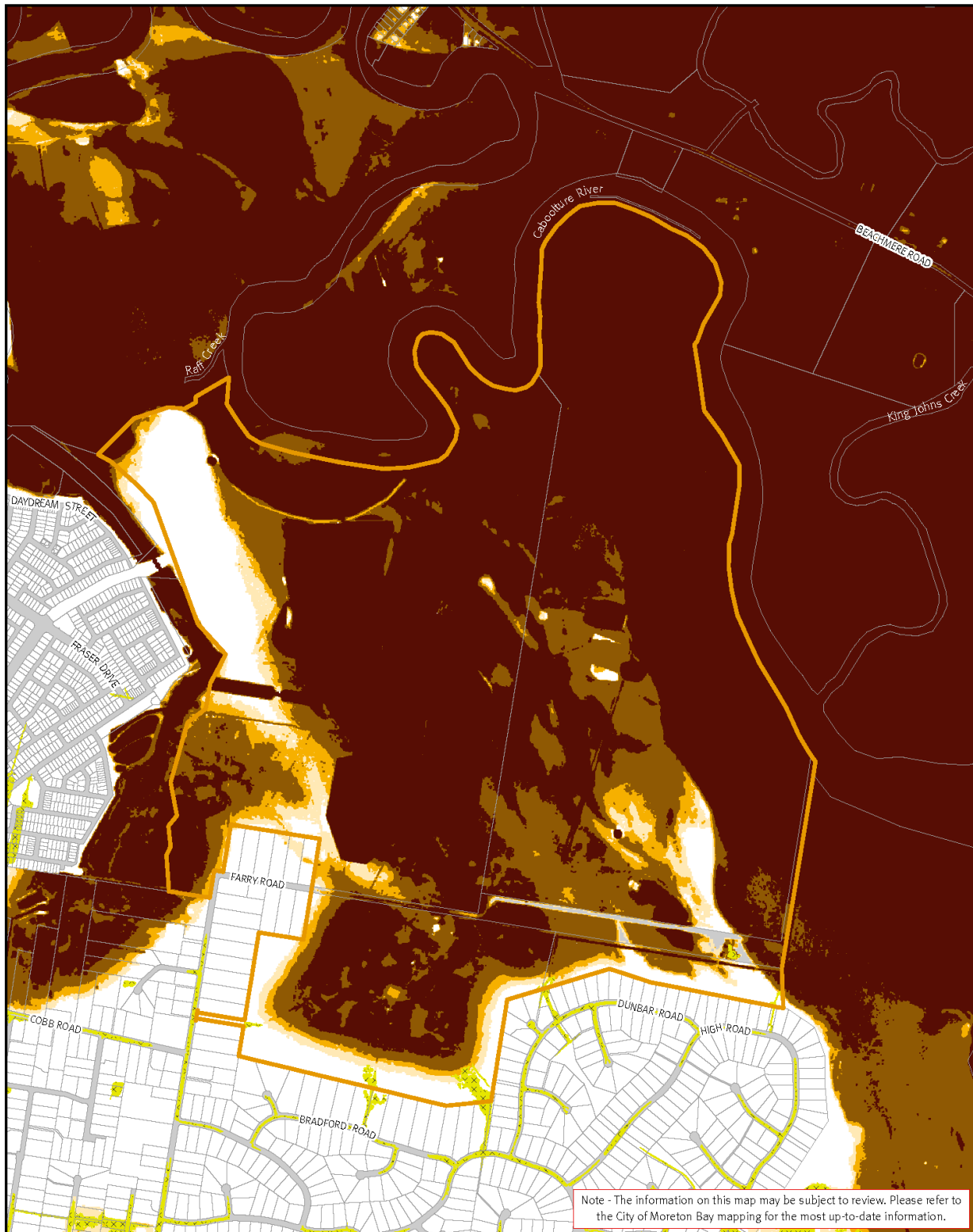
Coastal hazard

Development on land shown on *Map 5* as affected by storm tide and coastal erosion *Map 5* is designed and constructed to address, mitigate and be resilient to coastal hazards ²⁷.

²⁶ Refer to the requirements, standards and guidance identified in the Moreton Bay Planning Scheme Flood overlay code and Flood planning scheme policy for guidance. Flood reports and plans are to be prepared by a suitably qualified Registered Professional Engineer Queensland.

²⁷ Refer to SPP and State code 8: Coastal development and tidal works and associated Guideline and Moreton Bay Planning Scheme Coastal Hazard overlay code for further guidance. Flood reports and plans are to be prepared by a suitably qualified Registered Professional Engineer Queensland.

Map 4: Flood and Overland Flow



Legend

- North Harbour Priority Development Area
- Parcel Boundaries (June 2025)
- Road Dedications
- Waterbodies
- Overland flow
- Medium likelihood flood (1% AEP)
River and creeks 1% annual chance
0 - 0.25m
- 0.25 - 0.5m
- 0.5 - 1.0m
- > 1.0m



0 150 300 600 Metres

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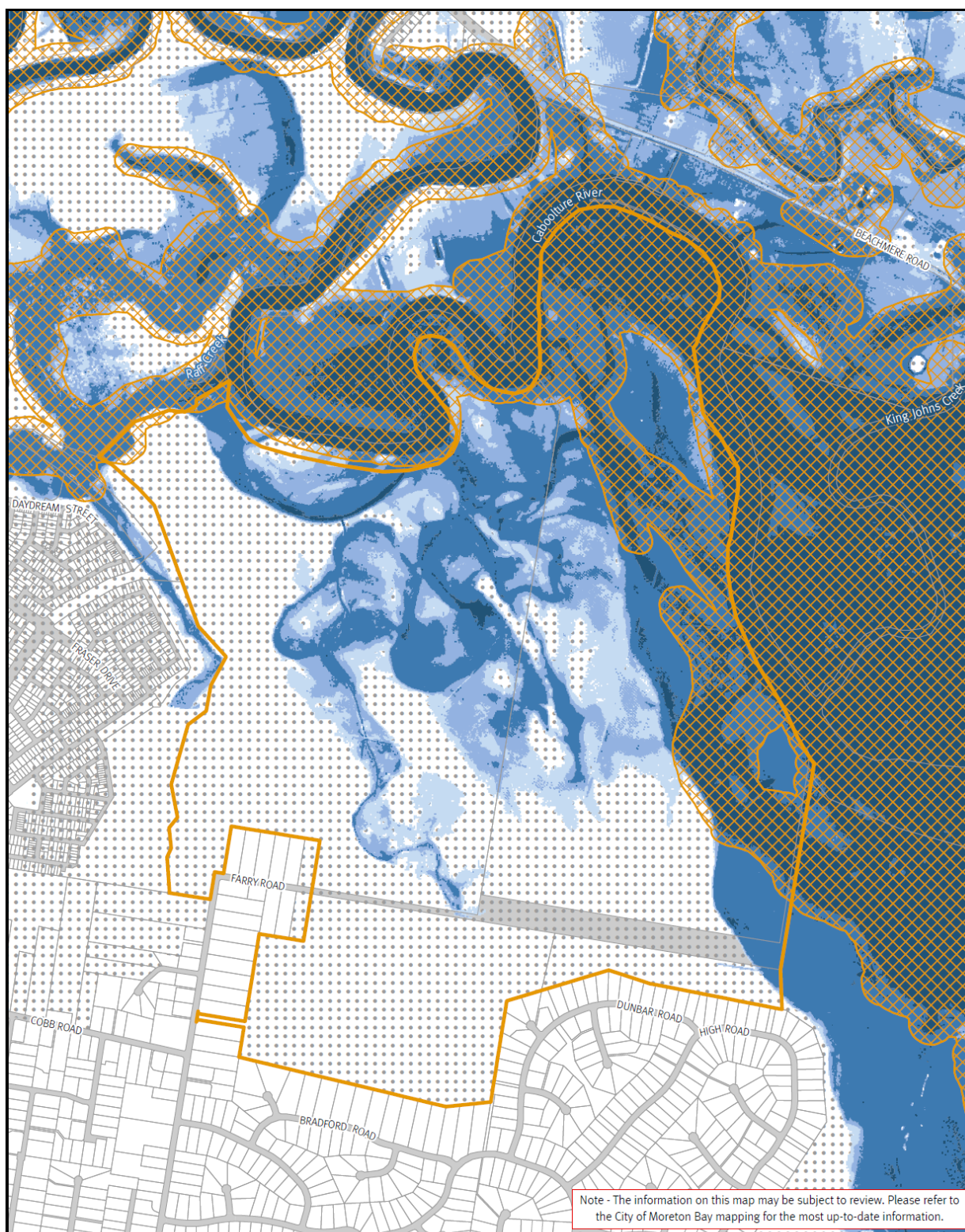
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**Flood and Overland Flow
North Harbour
Priority Development Area**



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Map 5: Coastal Hazards



Legend

- North Harbour Priority Development Area
- Parcel Boundaries (June 2025)
- Road Dedications
- Erosion prone area
- Balance coastal planning area
- Medium likelihood storm tide (1% AEP)
- Storm tide 1% AEP depth
- 0 - 0.25m
- 0.25 - 0.5m
- 0.5 - 1.0m
- > 1.0m



0 150 300 600 Metres

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**Coastal Hazard
North Harbour
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4.1.7 Reconfiguring a lot – lot layout ²⁸

1. Lots must have an appropriate area and dimensions for the siting and construction of potential buildings, the provision of outdoor space, convenient vehicle access and parking.
2. Lot size and dimensions must demonstrate consideration of siting buildings to:
 - a. protect natural or cultural features
 - b. address site constraints including slope, soil erosion, flooding and drainage
 - c. retain special features such as views
 - d. ensure reasonable buffers between existing or potential incompatible land uses, and
 - e. facilitate cross ventilation and passive cooling.

4.1.8 Infrastructure

Development:

1. supports the efficient and effective delivery and operation of infrastructure by:
 - a. ensuring the delivery of planned infrastructure is not adversely impacted
 - b. provides infrastructure and services in a timely, orderly, integrated and coordinated manner to support land uses and works
 - c. supports public and active transport accessibility and use
 - d. ensures all connections and access to infrastructure and services are in accordance with the requirements of the relevant infrastructure entity
 - e. allows for future advancements in information technology, and
 - f. ensures infrastructure and services are located and designed to maximise efficiency and ease of maintenance.
2. provides utilities and services to the standards that ensure an acceptable level of environmental performance, safety and efficiency
3. facilitates opportunities for sustainable, integrated localised water, wastewater, waste, energy or other systems provided they:
 - a. do not result in any undue impact on the amenity or visual quality of the surrounding area
 - b. will not result in any environmental harm or nuisance
 - c. achieve a level of service, environmental performance and life-cycle cost that is equivalent to or better than normal servicing arrangements
 - d. do not detract from the ability to develop and use the PDA as intended, and
 - e. do not affect the delivery of the planned infrastructure to achieve the PDA vision.
4. provides for site frontage works, access and manoeuvring arrangements, and onsite infrastructure and services, to be constructed in accordance with relevant engineering standards.
5. includes integrated stormwater management systems that consider the principles of Water Sensitive Urban Design (WSUD) and Integrated Water Cycle Management (IWCM) for buildings, streets and public spaces.
6. ensures stormwater is:
 - a. discharged to a legal point of discharge
 - b. treated to achieve the required water quality standards prior to discharge, and
 - c. does not increase flooding and nuisance flows to adjoining properties.

²⁸ For guidance refer to EDQ Guidelines 1, 5 and 6

4.2 Precinct Provisions

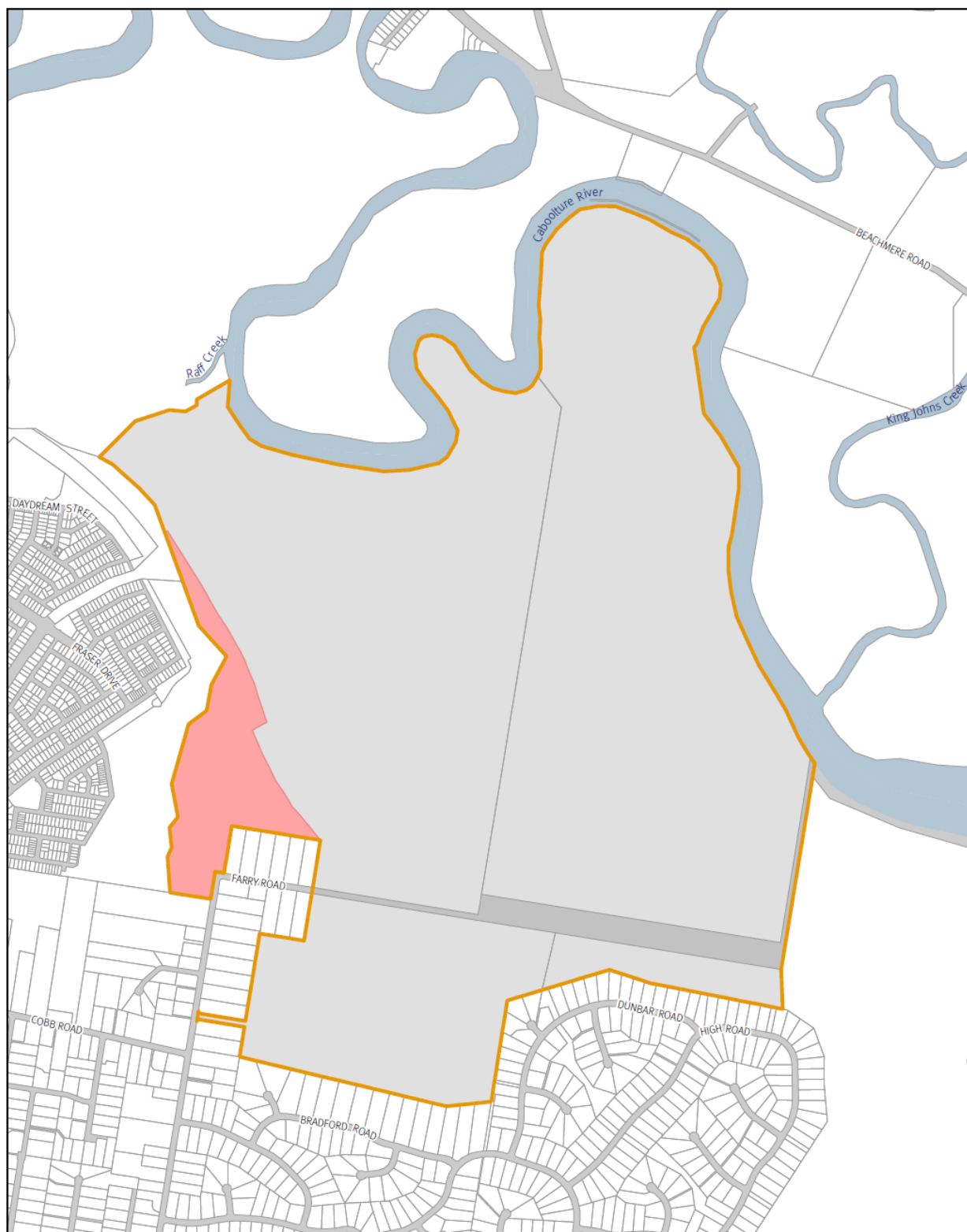
All land in the PDA is included in a precinct. The spatial arrangement of precincts is shown on Map 5.

The categories of development for each precinct are established in Table 1.

The Precinct Provisions establish the intent and development criteria until the PDA Development Scheme comes into effect.

Where land subject to a PDA development application is included in two or more precincts or sub-precincts, Map 6 defines the spatial extent of where each relevant Precinct intent and assessment criteria are intended to apply.

Map 6: Precinct Plan



Legend

- North Harbour Priority Development Area (PDA)
- Precinct 1: Residential
- Precinct 2: Investigation Area
- Parcel Boundaries (June 2025)
- Road Dedications
- Waterbodies



0 150 300 600 Metres

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Source: Department of Resources: Digital Cadastral DataBase

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**Precincts
North Harbour
Priority Development Area**



**Queensland
Government**

4.2.1 Precinct 1: Residential

Precinct intent

Precinct 1 establishes a new neighbourhood, as a natural progression of North Harbour community, that responds to site characteristics, setting, landmarks and views. The precinct comprises a range of homes and accommodation connected by a high quality street and open space network. The precinct delivers housing choice, responding to the needs of the Moreton Bay community throughout their lives. Key elements of the precinct are shown in Map 6.

Development criteria

Housing mix

1. Development will deliver housing choice to cater for a range of households, offering a mix of tenure and lot sizes.
2. Residential development will comprise a mix of homes both attached and detached with an overall net residential density target of between 15 - 25 dwellings per hectare.

Built form, character and protection of amenity ²⁹

1. The scale and intensity of development provides for a suburban neighbourhood consisting of a variety of attached and detached dwellings. Additional building height may be considered in some locations.
2. Development minimises adverse impacts from non-residential uses on sensitive uses.

Environment

Development protects and enhances the environmental values of the adjacent open space corridor and provides an appropriate bushfire risk buffer.

Infrastructure

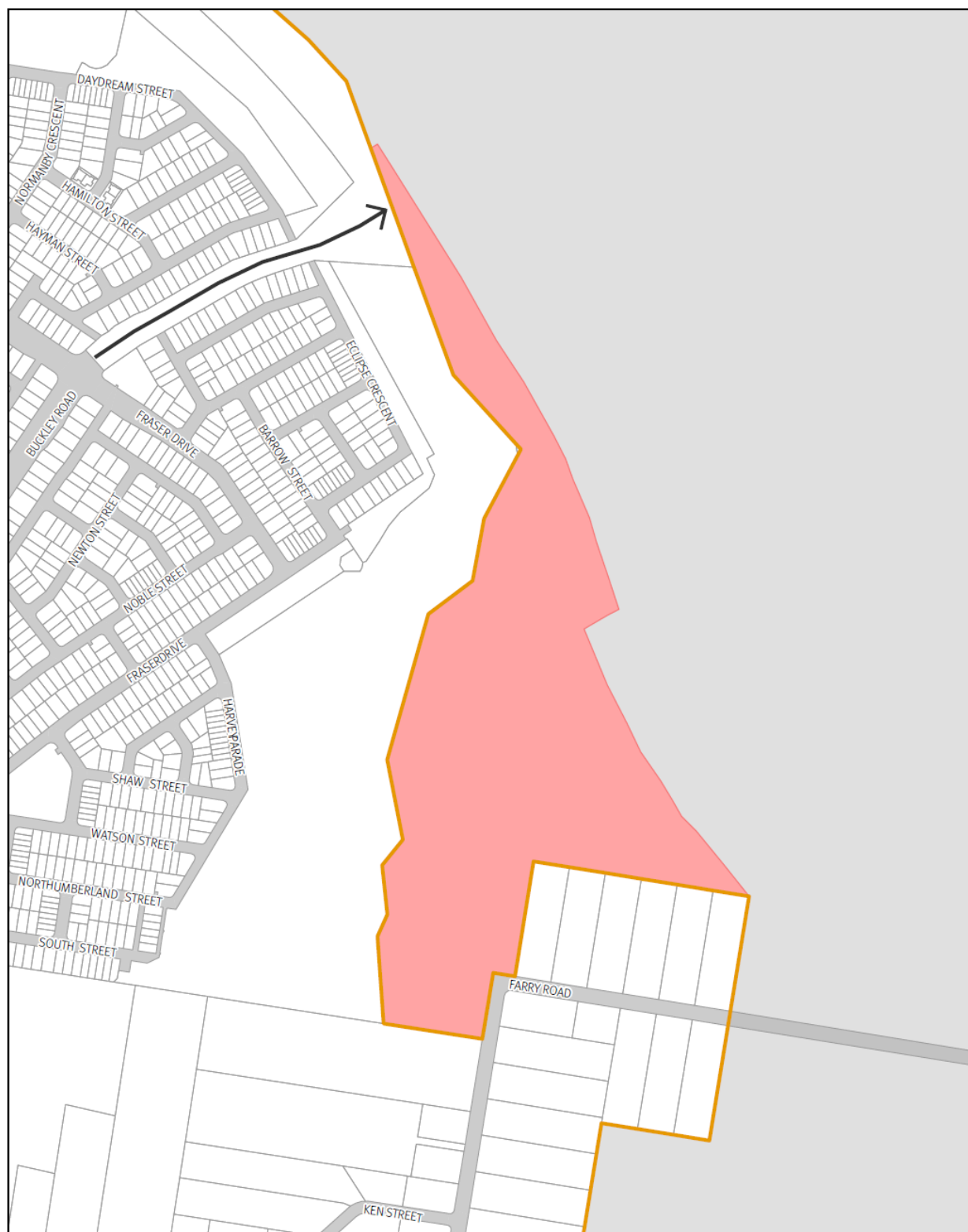
1. Development is supported by suitable servicing solutions that do not affect the delivery of the planned infrastructure to achieve the PDA vision.
2. Each lot or dwelling is serviced by essential services including water, sewer, stormwater, energy, telecommunications and capable of being serviced by public transport.

Access

1. Development ensures the safety and efficiency of the movement network is maintained, including through flood immune road access.
2. Primary access is via Buckley Road, with secondary access via Farry Road. Development includes necessary network upgrades to ensure safe and efficient movement catering to increased transport volumes.

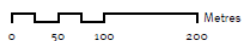
²⁹ For guidance, refer to Moreton Bay Regional Planning Scheme General Residential zone code (Next generation neighbourhood precinct) and Reconfiguring a Lot Code (General Residential Zone).

Map 7: Precinct 1: Residential



Legend

- North Harbour Priority Development Area (PDA)
- Precinct 1: Residential
- Precinct 2: Investigation Area
- Primary Access Location
- Parcel Boundaries (June 2025)
- Road Dedications



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Source: Department of Resources: Digital Cadastral DataBase

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**Precinct 1: Residential
North Harbour
Priority Development Area**



**Queensland
Government**

4.2.2 Precinct 2: Investigation area

Precinct intent

The investigation area comprises that part of the PDA which requires further investigation to understand a range of matters including, infrastructure requirements, land governance arrangements, environmental approvals and accessibility.

This work will be undertaken when preparing the Development Scheme.

Interim uses or development, including operational works required to support development within Precinct 1, may be appropriate provided it does not result in development that could otherwise prejudice the achievement of the vision for the PDA.

5 Categories of Development

Table 1: *Categories of Development*

Column 1 – PDA accepted development	Column 2 – PDA assessable development	
	Column 2A – Permissible development	Column 2B – Prohibited development
Precinct 1		
All development specified in Schedule 1	Any development not mentioned in column 1	Nil
Precinct 2		
All development specified in Schedule 1	Any development not mentioned in column 1 or column 2B	<p>Material change of use, other than development mentioned in column 1</p> <p>Reconfiguring a lot, other than:</p> <ol style="list-style-type: none"> development mentioned in column 1, or reconfiguring a lot to create a management lot to support the sequencing of future development

6 Infrastructure Requirements

Infrastructure requirements to achieve the PDA vision will be determined through the development assessment process, conditioned as part of a PDA development approval and delivered as part of development.

Conditions for delivering infrastructure will only be for infrastructure that is defined as development infrastructure in Schedule 2 of the *Planning Act 2016*.

Infrastructure charges will be based on the applicable local government infrastructure charges instrument in force at the time the PDA development application is approved unless an infrastructure agreement is entered into between the applicant and the MEDQ or other parties and service providers.

Infrastructure delivered as part of the development may be eligible for an offset against the infrastructure charges.

Schedules

Schedule 1 – PDA accepted development

Schedule 1 identifies development that is PDA accepted development for the whole of the PDA and any PDA-Associated development areas.

Table 2: PDA Accepted Development

Building work
Carrying out minor building work associated with a use that results in an increase in the gross floor area of the building(s) of less than 5% of the existing area, or 50m ² , whichever is the lesser.
Carrying out building work, where for demolition of a building or other structure.
Carrying out building work associated with an approved material change of use.
Carrying out building work associated with a material change of use that is PDA accepted development.
Reconfiguring a Lot
Reconfiguring a lot for road widening and truncations required as a condition of PDA development approval.
Material change of use
Making a material change of use of premises for a sales office.
Making a material change of use of premises for a Park if undertaken by a public sector entity.
Operational Work
Operational work in accordance with the conditions of a PDA development approval.
Carrying out operational work that is clearing of vegetation that is not Significant vegetation unless the clearing of Significant vegetation is: <ul style="list-style-type: none"> a. carried out by or on behalf of Moreton Bay City Council or a public-sector entity, where the works being undertaken are authorised under a State law, or b. carried out in accordance with the conditions of a PDA development approval for a material change of use or reconfiguring a lot.
Operational work involving engineering work and/or landscape work associated with a material change of use that is PDA accepted development.
Operational work involving filling or excavation where: <ul style="list-style-type: none"> a. involving cumulative filling or excavation of not more than 50m³ of material; or b. top dressing to a depth of less than 100 vertical millimeters from ground level.
Operational work associated with a material change of use that is PDA accepted development.
Carrying out operational work associated with decontamination of land where not involving the clearing of significant vegetation.
Plumbing and drainage work
All plumbing and drainage work
All Aspects of Development
Development prescribed in Schedule 7 of the Planning Regulation 2017.
Development prescribed in Schedule 6 of the Planning Regulation 2017, other than part 3 Section 18 and part 5 Section 28.
Development consistent with an approved plan of development
Telecommunications facility – where undertaken by a Public sector entity, except when involving: <ul style="list-style-type: none"> a. works above the surface of the ground, b. the erection, alteration or reconstruction of a building.
Utility installation –where undertaken by a Public sector entity, except when involving: <ul style="list-style-type: none"> a. a maintenance depot, storage depot or other depot to service the utility installation, or b. a waste management service, or c. the erection, alteration or reconstruction of a building.

Schedule 2 – Definitions

Unless defined below or in the *Economic Development Act 2012*, the definitions in section 7 and administrative terms in schedule 4 of the *Planning Regulation* and Schedule 1 of the *Moreton Bay Regional Planning Scheme* apply to all development.

Moreton Bay Regional Planning Scheme means the *Moreton Bay Regional Planning Scheme*, as amended and replaced from time to time.

Significant vegetation means all vegetation, except those listed as pest vegetation by state or local government, including its root zone³⁰ that:

- a. is significant in its ecological value at local, state or national levels,
- b. maintains biodiversity,
- c. preserves natural landforms,
- d. contributes to the character of a landscape,
- e. has cultural or historical value, or
- f. has amenity value.

³⁰ The zone of the soil and roots described by the vertical projection of the foliage limit of the tree, to the depth of 1m and including buttress roots on and above the soil surface

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