

Our ref: DEV2025/1706

28 April 2026

North Harbour Holdings Pty Ltd  
Owen Haslam  
C/- Place Design Group Pty Ltd  
[owen.h@placedesigngroup.com.au](mailto:owen.h@placedesigngroup.com.au)

Dear Applicant

**PDA Decision Notice**

***Notice given under section 89(1) of the Economic Development Act 2012***

|                                         |                                                                                                                    |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>Priority Development Area (PDA):</b> | <b>North Harbour PDA</b>                                                                                           |
| <b>PDA Development Type:</b>            | <b>Reconfiguring a Lot – 249 residentials lots, park and balance land in accordance with a Plan of Development</b> |
| <b>Property Location:</b>               | <b>190 Farry Road, Burpengary East</b>                                                                             |
| <b>Property Description:</b>            | <b>Lot 1 on SP332514</b>                                                                                           |

On 22 April 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Nicole Tobias on (07) 3452 6752 or by email at [Nicole.Tobias@edq.qld.gov.au](mailto:Nicole.Tobias@edq.qld.gov.au).

Yours sincerely



Stephen Glowacz  
**Director**  
**Development Services**  
**Economic Development Queensland**

Cc: Moreton Bay City Council  
Cc: Unitywater

# PDA Decision Notice

| Site information                        |                                 |                  |
|-----------------------------------------|---------------------------------|------------------|
| Name of Priority Development Area (PDA) | North Harbour PDA               |                  |
| Site address                            | 190 Farry Road, Burpengary East |                  |
| Lot on plan description                 | Lot number                      | Plan description |
|                                         | Lot 1                           | SP332514         |

| PDA Development Approval details |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DEV Reference No.                | DEV2025/1706                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PDA Development Approval Type    | <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <li><input type="checkbox"/> PDA Preliminary Approval</li> <li><input type="checkbox"/> PDA Development Permit</li> </ul> <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <li><input type="checkbox"/> PDA Preliminary Approval</li> <li><input checked="" type="checkbox"/> PDA Development Permit</li> </ul> <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <li><input type="checkbox"/> PDA Preliminary Approval</li> <li><input type="checkbox"/> PDA Development Permit</li> </ul> |
| Approval details                 | Reconfiguring a Lot – 249 residentials lots, park and balance land in accordance with a Plan of Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Decision                         | EDQ has decided to grant <b>all</b> of the PDA Development Approval applied for, <b>subject to</b> PDA Development Conditions forming part of this Decision Notice.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Decision date                    | 22 April 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Currency Period                  | 4 years from the Decision date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

| Approved plans and documents                                                                                                            |                                                    |                   |                    |           |
|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|-------------------|--------------------|-----------|
| The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below. |                                                    |                   |                    |           |
| Plan/Document Name                                                                                                                      |                                                    | Reference No.     | Prepared By        | Date      |
| 1.                                                                                                                                      | Early Release Area - Overall Precinct Plan         | 240123 - 17 Rev D | Place Design Group | 1/04/2026 |
| 2.                                                                                                                                      | Early Release Area - Staging Plan (amended in red) | 240123 – 18 Rev D | Place Design Group | 1/04/2026 |

|     |                                                           |                   |                    |           |
|-----|-----------------------------------------------------------|-------------------|--------------------|-----------|
| 3.  | Early Release Area – Plan of Subdivision (amended in red) | 240123 – 19 Rev E | Place Design Group | 1/04/2026 |
| 4.  | Early Release Area - Development Statistics               | 240123 – 20 Rev D | Place Design Group | 1/04/2026 |
| 5.  | Early Release Area - (ROL - Stage 1) (amended in red)     | 240123 – 21 Rev D | Place Design Group | 1/04/2026 |
| 6.  | Early Release Area - (ROL - Stage 2) (amended in red)     | 240123 – 22 Rev D | Place Design Group | 1/04/2026 |
| 7.  | Early Release Area - (ROL - Stage 3) (amended in red)     | 240123 – 23 Rev D | Place Design Group | 1/04/2026 |
| 8.  | Early Release Area - (ROL - Stage 4) (amended in red)     | 240123 – 24 Rev D | Place Design Group | 1/04/2026 |
| 9.  | Early Release Area - (ROL - Stage 5)                      | 240123 – 25 Rev D | Place Design Group | 1/04/2026 |
| 10. | Early Release Area - (ROL - Stage 6)                      | 240123 – 26 Rev D | Place Design Group | 1/04/2026 |
| 11. | Early Release Area - (ROL - Stage 7)                      | 240123 – 27 Rev D | Place Design Group | 1/04/2026 |
| 12. | Early Release Area - (ROL - Stage 8)                      | 240123 – 28 Rev D | Place Design Group | 1/04/2026 |
| 13. | Early Release Area - (ROL - Stage 9)                      | 240123 – 29 Rev D | Place Design Group | 1/04/2026 |
| 14. | Early Release Area - (ROL - Stage 10)                     | 240123 – 30 Rev D | Place Design Group | 1/04/2026 |
| 15. | Early Release Area - Design Criteria (amended in red)     | 240123 – 31 Rev E | Place Design Group | 1/04/2026 |
| 16. | Early Release Area – POD Table                            | 240123 – 32 Rev F | Place Design Group | 1/04/2026 |
| 17. | Early Release Area – POD Stage 1 (amended in red)         | 240123 – 33 Rev F | Place Design Group | 1/04/2026 |
| 18. | Early Release Area – POD Stage 2 (amended in red)         | 240123 – 34 Rev F | Place Design Group | 1/04/2026 |
| 19. | Early Release Area – POD Stage 4 (amended in red)         | 240123 – 35 Rev F | Place Design Group | 1/04/2026 |
| 20. | Early Release Area – POD Stage 5                          | 240123 – 36 Rev F | Place Design Group | 1/04/2026 |
| 21. | Early Release Area – POD Stage 7                          | 240123 – 37 Rev F | Place Design Group | 1/04/2026 |
| 22. | Early Release Area – POD Stage 8                          | 240123 – 38 Rev F | Place Design Group | 1/04/2026 |

|     |                                                |                                      |                                        |                 |
|-----|------------------------------------------------|--------------------------------------|----------------------------------------|-----------------|
| 23. | Early Release Area – POD Stage 9               | 240123 – 39 Rev F                    | Place Design Group                     | 1/04/2026       |
| 24. | Farry Road Ultimate Access Configuration       | 23-000077.03 SK03                    | Egis                                   | 09/02/2026      |
| 25. | Traffic Noise Impact Assessment                | 70B-25-0361-TRP-123614-2 Revision 02 | Vipac Engineers and Scientists Limited | 27 January 2026 |
| 26. | Bushfire Hazard Assessment and Mitigation Plan | Version 2                            | Bushland Protection Systems            | 14 January 2026 |

### Supporting plans and documents

Supporting Plans and documents also referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.

| Plan/Document Name |                                                                                                | Reference No.                  | Prepared By        | Date          |
|--------------------|------------------------------------------------------------------------------------------------|--------------------------------|--------------------|---------------|
| 27.                | Engineering Services Report – North Harbour Precinct 1 (amended in red)                        | 23-000077.03 Revision 3        | Egis               | 2/04/2026     |
| 28.                | North Harbour Water Supply – Farry Road Capacity Assessment                                    | 300203789 Revision 2           | Stantec            | 20/08/2025    |
| 29.                | North Harbour PDA – Precinct 1 - Stormwater Quality Management Plan                            | Version 2                      | Design Flow        | 23/01/2026    |
| 30.                | North Harbour PDA – Precinct 1 Residential Development – Transport Assessment – Technical Note | P7052 Version 004              | Bitzios Consulting | 27/01/2026    |
| 31.                | North Harbour PDA - Landscape Masterplan                                                       | 250060                         | Place Design Group | January 2026  |
| 32.                | North Harbour Flood Management Plan                                                            | 620.30047.00200-R01 Revision 9 | SLR Consulting     | December 2025 |
| 33.                | Technical Memorandum – North Harbour Area 1 Precinct Flood Impact Assessment                   | 620.30047.00304                | SLR Consulting     | 23 March 2026 |

### Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

- a) The Applicant must:
  - i) pay to EDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule<sup>1</sup> (as amended from time to time).
  - ii) submit to EDQ a duly completed Compliance Assessment form<sup>2</sup>.
  - iii) submit to EDQ the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
  - i) the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment.
  - ii) **within 20 business days** – MEDQ assesses the documentation and:
    - 1. if satisfied, endorses the documentation; or
    - 2. if not satisfied, notifies the Applicant accordingly.
  - iii) if the Applicant is notified under ii)2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
  - iv) **within 20 business days** – EDQ assesses the revised documentation and:
    - 1. if satisfied, endorses the revised documentation; or
    - 2. if not satisfied, notifies the applicant accordingly.
  - v) where EDQ notifies the Applicant as stated under iv)2. above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v) above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

<sup>1</sup> The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

<sup>2</sup> The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

### Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via [developmentservices@edq.qld.gov.au](mailto:developmentservices@edq.qld.gov.au).
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

### PDA Development Conditions

| No.                 | Condition                                                                                                                                                                                                                                                                                                                                           | Timing                                                   |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| 1.                  | <b>Carry out the approved development</b><br><br>Carry out the approved development generally in accordance with: <ol style="list-style-type: none"> <li>a) the approved plans and documents, including Plan of Development; and</li> <li>b) any other documentation endorsed via Compliance Assessment as required by these conditions.</li> </ol> | Prior to survey plan endorsement for each stage          |
| 2.                  | <b>Maintain the approved development</b><br><br>Maintain generally in accordance with the approved plans and documents including the plans and documents endorsed via Compliance Assessment as required by these conditions.                                                                                                                        | At all times following commencement of use               |
| 3.                  | <b>Sequential Staging</b><br><br>Undertake the development staging in sequential order from Stage 1 to 10 in accordance with the approved plans, unless otherwise agreed to in writing by the MEDQ.                                                                                                                                                 | As indicated.                                            |
| 4.                  | <b>Street naming</b><br><br>Submit to EDQ a schedule of street names approved by Council.                                                                                                                                                                                                                                                           | Prior to survey plan endorsement for the relevant stage. |
| <b>Construction</b> |                                                                                                                                                                                                                                                                                                                                                     |                                                          |
| 5.                  | <b>Hours of Work – Construction</b><br><br>Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.                                                                                       | During construction unless otherwise endorsed            |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                   |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Timing                                                                            |
| 6.                         | <b>Out of Hours Work – Compliance Assessment</b><br><br>Where out of hours work is proposed, submit to EDQ, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form <sup>3</sup> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Minimum of 10 business days prior to proposed out of hours work commencement date |
| 7.                         | <b>Certification of Operational Work</b><br><br>Carry out all Operational Work within the PDA under this approval in accordance with the <i>Certification Procedures Manual</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | At all times                                                                      |
| 8.                         | <b>Construction Management Plan</b><br><br>a) Submit to EDQ a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: <ul style="list-style-type: none"> <li>i) noise and dust in accordance with the <i>EP Act</i>;</li> <li>ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>EP Act</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties;</li> <li>iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the <i>EP Act</i>;</li> <li>iv) complaints procedures; and</li> <li>v) site management:               <ul style="list-style-type: none"> <li>1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site;</li> <li>2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> <li>3. for safe and functional temporary vehicular access points and frequency of use;</li> <li>4. for the safe and functional loading and unloading of materials including the location of any remote loading sites;</li> <li>5. for the location of materials, structures, plant and equipment;</li> <li>6. of waste generated by construction activities;</li> <li>7. detailing how materials are to be loaded/unloaded;</li> </ul> </li> </ul> | a) Prior to commencing work for the relevant stage                                |

<sup>3</sup> The out of hours work request form is available at EDQ's website.

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                         |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Timing                                                                                  |
|                            | <ul style="list-style-type: none"> <li>8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</li> <li>9. of employee and visitor parking areas;</li> <li>10. of anticipated staging and programming;</li> <li>11. for the provision of safe and functional emergency exit routes; and</li> <li>12. any out of hours work as endorsed via Compliance Assessment.</li> </ul> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>                                                                                                                                           | <p>b) During construction</p> <p>c) During construction</p>                             |
| 9.                         | <b>Erosion and Sediment Management</b> <p>a) Submit to EDQ an Erosion and Sediment Control Plan (ESCP), certified by an RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> <li>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);</li> <li>ii) Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</li> </ul> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>                                                                                                                                                                                 | <p>a) Prior to commencing work for the relevant stage</p> <p>b) During construction</p> |
| 10.                        | <b>Traffic Management Plan</b> <p>a) Submit to EDQ a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii) provision of parking for workers and materials delivery;</li> <li>iv) risk identification, assessment and identification of mitigation measures;</li> <li>v) ongoing monitoring, management review and certified updates (as required); and</li> </ul> | <p>a) Prior to commencing work for the relevant stage</p>                               |

| PDA Development Conditions                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                     |
|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| No.                                               | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Timing                                                                                                                              |
|                                                   | <p>vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.</p> <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>                                                                              | b) During construction                                                                                                              |
| 11.                                               | <p><b>Public Infrastructure (Damage, Repairs and Relocation)</b></p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure requires repair or relocation due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p> | <p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> |
| <b>Earthworks, Retaining Walls and Stormwater</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                     |
| 12.                                               | <p><b>Earthworks</b></p> <p>a) Submit to EDQ detailed earthworks plans, certified by an RPEQ, and designed generally in accordance with:</p> <ol style="list-style-type: none"> <li><i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and</li> <li>the Engineering Services Report prepared by Egis.</li> </ol> <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> <li>include a geotechnical soils assessment of the site;</li> <li>accord with the Erosion and Sediment Control Plans, as required by condition 9 – Erosion and sediment management;</li> </ol>                                                                                                                        | a) Prior to commencing earthworks for the relevant stage                                                                            |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                             |
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| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Timing                                                                                                                                                                      |
|                            | <ol style="list-style-type: none"> <li>3. include the location and finished surface levels of any cut and/or fill;</li> <li>4. demonstrate proposed building pad levels will be designed to appropriate flood planning level with freeboard in accordance with Moreton Bay City Council's Planning Scheme Policy and approved Flood Report;</li> <li>5. include concept plans confirming finished levels will be consistent with the levels for North Harbour Boulevard.</li> <li>6. detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>7. provide details of any areas where surplus soils are to be stockpiled;</li> <li>8. detail protection measures to: <ol style="list-style-type: none"> <li>i. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;</li> <li>ii. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development.</li> </ol> </li> </ol> <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ an RPEQ certification that:</p> <ol style="list-style-type: none"> <li>i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and</li> <li>ii) any unsuitable material encountered has been treated or replaced with suitable material.</li> </ol> | <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>                                                                |
| 13.                        | <p><b>Acid Sulfate Soil Management Plan (ASSMP)</b></p> <p>a) Submit to EDQ an Acid sulfate soil management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>a) Prior to or during earthworks for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement</p> |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                    |
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| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Timing                                                                                                                                                                                                             |
| 14.                        | <b>Retaining Walls</b> <p>a) Submit to EDQ detailed engineering plans, certified by an RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ul style="list-style-type: none"> <li>i) certified to achieve a minimum 50 year design life;</li> <li>ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>);</li> <li>iii) located and designed generally in accordance with the Engineering Services Report prepared by Egis.</li> </ul> <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>                                                                                                                                                                                | <p>a) Prior to construction of the retaining walls for the relevant stage.</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> |
| 15.                        | <b>Stormwater Management (Quality) – Compliance Assessment</b> <p>a) Submit to EDQ for compliance assessment civil design and landscape drawings and supporting documentation for the proposed end of line stormwater quality treatment devices (excluding street bio pods), certified by an RPEQ/AILA generally in accordance with the approved Stormwater Quality Management Plan and Moreton Bay City Council Standards to ensure that each stage of the development achieves the prescribed water quality objectives.</p> <p>Permanent stormwater quality treatment measures that achieve prescribed water quality objectives for individual catchments are to be installed in accordance with SPP 2017 and Water By Design Guidelines and operational prior to achieving 80% build out of the subject catchment.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ ‘as constructed’ civil and landscape drawings, including an asset register, certified by an RPEQ/ AILA, in a format acceptable to the Council.</p> | <p>a) Prior to commencement of works for the relevant stage.</p> <p>b) Prior to commencement of works for the relevant stage.</p> <p>c) Prior to survey plan endorsement for the relevant stage.</p>               |

| PDA Development Conditions     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                               |
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| No.                            | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Timing                                                                                                                                                                                                                                                                        |
| 16.                            | <b>Stormwater Management (Quantity)</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ detailed engineering drawings and hydraulic calculations, certified by an RPEQ, for the stormwater drainage system designed generally in accordance with: <ul style="list-style-type: none"> <li>i) PDA Guideline No. 13 Engineering standards – Stormwater quantity and:</li> <li>ii) the Engineering Services Report prepared by Egis.</li> </ul> </li> <li>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>c) Construct works which convey major flows from upstream catchments and do not result in impedance, blockage or worsening to stormwater flows from upstream and external catchments.</li> <li>d) Submit to EDQ "as constructed" plans, certified by an RPEQ including an asset register in a format acceptable to Council.</li> </ul> | <ul style="list-style-type: none"> <li>a) Prior to commencing stormwater work</li> <li>b) Prior to survey plan endorsement for the relevant stage</li> <li>c) Prior to survey plan endorsement for the relevant stage</li> <li>d) Prior to survey plan endorsement</li> </ul> |
| 17.                            | <b>Flood Report – Compliance Assessment</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ, for compliance assessment, a stand-alone Flood Report for the subject site, certified by an RPEQ specialised in flood hydraulic engineering in accordance the Moreton Bay City Council's Flood Planning Scheme Policy.</li> <li>b) Construct the development in accordance with the Flood report submitted under part a) of this condition.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <ul style="list-style-type: none"> <li>a) Prior to commencement of earthworks</li> <li>b) During construction</li> </ul>                                                                                                                                                      |
| 18.                            | <b>Flood Non-Worsening</b> <p>Ensure the development is designed and carried out so that it does not result in any worsening of flooding impacts on land not part of this development application, except where agreed upon in writing by the owner of Lot 25 on S31125 and the MEDQ.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | At all times.                                                                                                                                                                                                                                                                 |
| <b>Roadworks and Servicing</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                               |
| 19.                            | <b>Precinct 1 Water Network Plan – Compliance Assessment</b> <p>Submit to EDQ for compliance assessment, a water network plan for Precinct 1, certified by a RPEQ, consistent with the final version of the <i>North Harbour Water Supply and Sewerage Assessment – Marina Expansion</i> endorsed by EDQ. The Precinct 1 Water Network Plan shall identify:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Prior to commencement of works                                                                                                                                                                                                                                                |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                              |
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| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Timing                                                                                                                                                                                                                                                       |
|                            | <ul style="list-style-type: none"> <li>i) Full extent of ultimate water infrastructure to be delivered or making provision for, as part of the Precinct 1</li> <li>ii) Any proposed interim servicing solution, including maximum EP capacity and lots trigger to service first development stages before the completion of ultimate infrastructure.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                              |
| <b>20.</b>                 | <b>Water Reticulation – Internal to the PDA</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                              |
|                            | <ul style="list-style-type: none"> <li>a) Submit to EDQ detailed water reticulation design plans certified by an RPEQ. The certified water reticulation design plans must be designed generally in accordance with: <ul style="list-style-type: none"> <li>i) PDA Guideline No. 13 Engineering standards;</li> <li>ii) Unitywater Current Adopted Standards; and</li> <li>iii) the Precinct 1 Water Network Plan endorsed as part of Condition 19</li> </ul> </li> <li>b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>c) Submit to EDQ ‘as constructed’ plans, certified by an RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: <ul style="list-style-type: none"> <li>i) Unitywater current adopted standards; and</li> <li>ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>a) Prior commencing water reticulation work for the relevant stage</li> <li>b) Prior to survey plan endorsement for the relevant stage</li> <li>c) Prior to survey plan endorsement for the relevant stage</li> </ul> |
| <b>21.</b>                 | <b>Water Supply Works External to the PDA</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                              |
|                            | <ul style="list-style-type: none"> <li>a) Carry out any water supply infrastructure external to the PDA in accordance with the endorsed Precinct 1 Water Network Plan endorsed as part of condition 19.</li> <li>b) Submit to EDQ evidence that any water supply works external to the PDA are accepted “on-maintenance” by Unitywater.</li> </ul> <p><i>Note: Unitywater Approval is required for the construction of water supply works outside the PDA</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <ul style="list-style-type: none"> <li>a) Prior to survey plan endorsement for the relevant stage.</li> <li>b) Prior to survey plan endorsement for the relevant stage.</li> </ul>                                                                           |
| <b>22.</b>                 | <b>Sewer Reticulation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                              |
|                            | <ul style="list-style-type: none"> <li>a) Submit to EDQ detailed sewer reticulation design plans, certified by an RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with:</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <ul style="list-style-type: none"> <li>a) Prior to commencement of sewer works.</li> </ul>                                                                                                                                                                   |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                       |
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|                            | <ul style="list-style-type: none"> <li>i) PDA Guideline No. 13 Engineering standards;</li> <li>ii) Unitywater Current Adopted Standards; and</li> <li>iii) the Engineering Services Report prepared by Egis.</li> </ul> <p>b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with:</p> <ul style="list-style-type: none"> <li>i) Unitywater Current Adopted Standards; and</li> <li>ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</li> </ul>                                                                                                                                                                                                                                                                         | <p>b) Prior to survey plan endorsement for the relevant stage.</p> <p>c) Prior to survey plan endorsement for the relevant stage.</p>                                                 |
| <b>23.</b>                 | <p><b>DN300 Sewer – Compliance Assessment</b></p> <p>a) Submit to EDQ, for compliance assessment, detailed sewer design plans certified by an RPEQ for a DN300 sewer along North Harbour Boulevard, from the connection with the proposed local road of Precinct 1 to the existing DN300 within Lot 996 on SP283245 (Seqwater asset No. 5277678). The design plans shall be in accordance with:</p> <ul style="list-style-type: none"> <li>i) Unitywater Current Adopted Standards;</li> <li>ii) the SEQ Water Supply and Sewerage Design and Construction Code; and</li> <li>iv) the Engineering Services Report prepared by Egis.</li> </ul> <p>b) Construct the works generally in accordance with the approved plans required under part a) of this condition.</p> <p>c) Submit to EDQ, 'as-constructed' plans certified by an RPEQ as well as asset register, pressure and bacterial test results in accordance with Unitywater's current adopted standards.</p> <p><i>Note: Unitywater Approval is required for the section of the trunk sewer external to the PDA.</i></p> | <p>a) Prior to commencement of sewer works.</p> <p>b) Prior to survey plan endorsement for the relevant stage.</p> <p>c) Prior to survey plan endorsement for the relevant stage.</p> |
| <b>24.</b>                 | <p><b>North Harbour Boulevard - Compliance Assessment</b></p> <p>a) Submit to EDQ, for compliance assessment, detailed engineering plans certified by an RPEQ, for the proposed North Harbour Boulevard works.</p> <p>The certified drawings shall:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>a) Prior to commencement of Stage 6 (North Harbour Boulevard) works</p>                                                                                                            |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                      |
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|                            | <ol style="list-style-type: none"> <li>1. Demonstrate North Harbour Boulevard pavement on an alignment and level to suit the ultimate North Harbour Boulevard cross-section and long-section.</li> <li>2. Demonstrate appropriate temporary turn treatments at the Precinct 1 access and the Buckley Road access.</li> <li>3. Provide active transport infrastructure connecting Precinct 1 with the Buckley Road active transport network.</li> <li>4. Include any required road dedication to suit the interim construction.</li> <li>5. Identify any necessary drainage/waterway crossing infrastructure to suit the proposed works.</li> <li>6. Have regard to EDQ Guidelines.</li> <li>7. Have regard to Moreton Bay City Council's design standards.</li> </ol> <p>b) Construct the works generally in accordance with the endorsed plans as required under part a) of this condition.</p> <p>c) Works are accepted on-maintenance.</p> | <p>b) At the time of Stage 6 (North Harbour Boulevard) works</p> <p>c) Prior to Stage 7 survey plan endorsement.</p> |
| <b>25.</b>                 | <p><b>Roadworks – Buckley Road (external to PDA)</b></p> <p>a) Carry out Buckley Road extension works and Buckley/Fraser Drive intersection upgrade works in accordance with Moreton Bay City Council requirements.</p> <p>b) Submit to EDQ evidence that the necessary Buckley Road and Buckley/Fraser Drive intersection works have been carried out and accepted as "On-Maintenance" by Moreton Bay City Council.</p> <p><i>Note: Separate Approvals from Moreton Bay City Council shall be required to undertake these works.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                     | <p>a) Prior to Stage 7 survey plan endorsement.</p> <p>b) Prior to Stage 7 survey plan endorsement.</p>              |
| <b>26.</b>                 | <p><b>Roadworks – Farry Road (external to PDA)</b></p> <p>a) Construct roadworks on Farry Road generally in accordance with the recommendations of the Transport Assessment prepared by Bitzios and in accordance with the following:</p> <ol style="list-style-type: none"> <li>i) Construct the Farry Road/New Road intersection generally as shown in the approved Farry Road / New Road Intersection Concept Design drawing.</li> <li>ii) Construct pavement widening, kerb and channel, and underground drainage on the western side of Farry Road at the frontage of the development site and Lot 7 RP107811, generally as shown in the approved Farry</li> </ol>                                                                                                                                                                                                                                                                       | <p>a) Prior to Stage 1 survey plan endorsement.</p>                                                                  |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                         |
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|                            | <p>Road / New Road Intersection Concept Design drawing. Pavement widening and kerb and channel shall tie-in to existing on the southern boundary of Lot 7 RP107811. Any necessary stormwater augmentation work to suit the works and proposed overland flow drains must be carried out.</p> <p>iii) Construct pavement widening, kerb and channel, and underground drainage on the western side of Farry Road at the eastern frontage of Lot 5 SP293806, extending the alignment of the existing pavement, kerb and channel to the northern side of the Cobb Road intersection.</p> <p>iv) Construct footpath (1.5 width) on the western side of Farry Road from the development site to the Cobb Road intersection.</p> <p>b) Carry out works in accordance with Moreton Bay City Council Planning Scheme Policy.</p> <p>c) Submit to EDQ evidence that the works are accepted “on-maintenance” by Moreton Bay City Council.</p> <p><i>Note As these works are outside of the PDA, separate operational works approvals from Moreton Bay City Council are required to undertake these works.</i></p> | <p>b) Prior to Stage 1 survey plan endorsement.</p> <p>c) Prior to Stage 1 survey plan endorsement.</p> |
| <b>27.</b>                 | <p><b>Roadworks – Farry Road Closure</b></p> <p>Undertake Farry Road closure works as detailed in the Farry Road ultimate access configuration drawing SK03 dated 09.02.2026 drawing prepared by Egis, unless otherwise agreed upon in writing by the MEDQ.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Prior to Stage 7 survey plan endorsement.</p>                                                        |
| <b>28.</b>                 | <p><b>Street Lighting</b></p> <p>a) Design and install a <u>Rate 2</u> street lighting system, certified by an RPEQ, to all roads, including additional lighting required as a result of the Farry Road works, also including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ul style="list-style-type: none"> <li>i) meet the relevant standards of Energex;</li> <li>ii) be endorsed by Energex as ‘Rate 2 Public Lighting’;</li> <li>iii) be endorsed by Council as the Energex ‘billable customer’;</li> <li>iv) be generally in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces.</i></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                             | <p>a) Prior to survey plan endorsement for Stage 1.</p>                                                 |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                |
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|                            | b) Submit to EDQ 'as-constructed' plans and test documentation, certified by an RPEQ, in a format acceptable to Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | b) Prior to survey plan endorsement for Stage 1.                                                                                                                               |
| <b>29.</b>                 | <b>Roadworks</b><br><br>a) Submit to EDQ detailed engineering plans, certified by an RPEQ, for all roadworks, including parking bays, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with:<br>i) PDA Guideline No. 13 Engineering standards;<br>ii) Moreton Bay City Council's design standards; and<br>iii) The Engineering Services Report prepared by Egis.<br><br>b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.<br><br>c) Submit to EDQ:<br>i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and<br>ii) all documentation as required by the <i>Certification Procedures Manual</i> .<br>iii) as-constructed drawings, asset register and test results, certified by an RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition. | <br><br>a) Prior to commencing roadworks<br><br>b) Prior to survey plan endorsement for the relevant stage.<br><br>c) Prior to survey plan endorsement for the relevant stage. |
| <b>30.</b>                 | <b>Swept Path Plan – Compliance Assessment</b><br><br>a) Submit to EDQ for compliance assessment amended swept path analysis plans demonstrating Moreton Bay City Council's Standard Refuse Collection Vehicle movements to and from laneways and roads with pavement widths less than 8m in stages 1 and 9.<br><br>b) Carry out generally in accordance with certified plans required under part a) of this condition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <br><br>a) Prior to survey plan endorsement<br><br>b) Prior to survey plan endorsement                                                                                         |
| <b>31.</b>                 | <b>Electricity</b><br><br>a) Submit to EDQ a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <br><br>a) Prior to survey plan endorsement for the relevant stage                                                                                                             |

| PDA Development Conditions       |                                                                                                                                                                                                                                                                                                                                                            |                                                            |
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| No.                              | Condition                                                                                                                                                                                                                                                                                                                                                  | Timing                                                     |
|                                  | b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.                                                                                                                                                                                                                    | b) Prior to survey plan endorsement for the relevant stage |
| <b>32.</b>                       | <b>Telecommunications</b>                                                                                                                                                                                                                                                                                                                                  |                                                            |
|                                  | a) Submit to EDQ documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.                                                                                                                           | a) Prior to survey plan endorsement for the relevant stage |
|                                  | b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.                                                                                                                                                                                                                                        | b) Prior to survey plan endorsement for the relevant stage |
| <b>33.</b>                       | <b>Broadband</b>                                                                                                                                                                                                                                                                                                                                           |                                                            |
|                                  | a) Submit to EDQ written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . | a) Prior to survey plan endorsement for the relevant stage |
|                                  | b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.                                                                                                                                                                                                                             | b) Prior to survey plan endorsement for the relevant stage |
| <b>Landscape and environment</b> |                                                                                                                                                                                                                                                                                                                                                            |                                                            |
| <b>34.</b>                       | <b>Streetscape Works</b>                                                                                                                                                                                                                                                                                                                                   |                                                            |
|                                  | Comply with a) to c) below (submit only) or comply with d) to g) below (compliance assessment):                                                                                                                                                                                                                                                            |                                                            |
|                                  | a) Submit to EDQ detailed landscape plans for streetscape works, including a schedule of assets, certified by an AILA, generally in accordance with Moreton Bay City Council's Landscaping Design Guidelines.                                                                                                                                              | a) Prior to commencement of streetscape works              |
|                                  | b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.                                                                                                                                                                                                                                         | b) Prior to survey plan endorsement for each sub-stage     |
|                                  | c) Submit to EDQ 'As Constructed' plans and asset register in a format acceptable to Council.                                                                                                                                                                                                                                                              | c) Prior to survey plan endorsement for each sub-stage     |
|                                  | Or:                                                                                                                                                                                                                                                                                                                                                        |                                                            |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                   |
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|                            | <p>d) Where the streetscape works do not comply with Council Landscaping Design Guideline, submit to EDQ for compliance assessment functional streetscape layout plans, including a schedule of proposed standard and non-standard assets to be transferred to Council certified by an AILA.</p> <p>The detailed functional layout plans are to include where applicable:</p> <ol style="list-style-type: none"> <li>1. location and type of street lighting</li> <li>2. footpath treatments, including footpaths access for Terrace Lots (rear loaded);</li> <li>3. location and types of streetscape furniture;</li> <li>4. location and size of stormwater treatment devices; and</li> <li>5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines.</li> </ol> <p>e) Submit to EDQ detailed streetscape works plans certified by an AILA generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition.</p> <p>g) Submit to EDQ 'As Constructed' plans and asset register in a format acceptable to Council.</p> | <p>d) Prior to commencement of streetscape works</p> <p>e) Prior to commencement of site works for each sub-stage</p> <p>f) Prior to survey plan endorsement for each sub-stage</p> <p>g) Prior to survey plan endorsement for each sub-stage</p> |
| <b>35.</b>                 | <p><b>Parks and Open Space – Compliance Assessment</b></p> <p>a) Submit to EDQ, for Compliance Assessment, detailed landscape plans, certified by an AILA, for proposed landscape works within parks and open space. The certified plans must include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council and landscaping designed generally in accordance with:</p> <ol style="list-style-type: none"> <li>i) PDA Guideline No. 12 – Park planning and design; and</li> <li>ii) the approved plans</li> </ol> <p>The certified plans are to include, where relevant:</p> <ol style="list-style-type: none"> <li>1. existing contours or site levels, services and features;</li> <li>2. proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads or water bodies, retaining walls or batters; adjoining residential properties Lots 1 and 2 on RP847078);</li> </ol>                                                                                                                                                                                                                                                                             | <p>a) Prior to commencement of landscape work prior to plan sealing within the relevant stages</p>                                                                                                                                                |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                         |
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|                            | <ul style="list-style-type: none"> <li>3. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions;</li> <li>4. locations of electricity and water connections to parks;</li> <li>5. location and details of vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access;</li> <li>6. details and locations of any proposed building works including bridges, park furniture, picnic facilities, play equipment, public amenities, car parking, driveways, footpaths and cycling paths;</li> <li>7. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; and</li> <li>8. public lighting in accordance with <i>Australian Standard AS1158 –Lighting for Roads and Public Spaces</i>.</li> </ul> <p>b) Construct landscape works generally in accordance with the plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.</p> | <p>b) Prior to survey plan endorsement for the relevant stages.</p> <p>c) Prior to survey plan endorsement for the relevant stages.</p> |
| <b>36.</b>                 | <b>Landscape Interface Buffer – Compliance Assessment</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ, detailed landscape plans, certified by an AILA, for proposed landscape works to address the interface between Stage 9 and Lots 3, 4, 5 and 6 on RP847078 to provide a sufficient buffer and amenity for all residents, unless otherwise approved in writing by the MEDQ.</li> <li>b) Maintain the landscape interface buffer, including weeding and pest management and maintain.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>a) Prior to survey plan endorsement of Stage 9.</p> <p>b) As indicated</p>                                                           |
| <b>37.</b>                 | <b>Bushfire Management</b> <ul style="list-style-type: none"> <li>a) Carry out bushfire management works as recommended in the approved Bushfire Hazard Assessment and Mitigation Plan.</li> <li>b) Submit to EDQ verification from a suitably qualified professional that the works required for bushfire management and mitigation within the relevant stages have been carried out generally in accordance with the relevant approved plans and documents.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>a) Prior to survey plan endorsement for each stage.</p> <p>b) Prior to survey plan endorsement for each stage.</p>                   |

| PDA Development Conditions                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                |
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| No.                                            | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Timing                                                                                                                                                                                         |
| 38.                                            | <b>Acoustic Treatments (Noise Barrier)</b> <p>a) Submit to EDQ detailed engineering plans, certified by an RPEQ for the approved noise barriers. The noise barriers must be designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) PDA Engineering Guideline No. 13 – Engineering standards - Acoustic treatments;</li> <li>ii) the Recommendations of the approved Traffic Noise Impact Assessment, including Sections 6.1 Acoustic Barrier and 6.2 Building Façade Requirements; and</li> <li>iii) provide landscaping along the north-east side of the barrier, consistent with the design as the existing barrier provided along Buckley Road and Moreton Bay Boulevard.</li> </ul> <p>b) Construct barrier(s) works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ 'as constructed' plans, certified by an RPEQ and an asset register.</p> | <p>a) Prior to the commencement of noise barrier works</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> |
| <b>Surveying, Land Transfers and Easements</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                |
| 39.                                            | <b>Easements over Infrastructure</b> <p>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | At registration of survey plan for the relevant stages                                                                                                                                         |
| 40.                                            | <b>Land Transfers – Drainage and Open Space</b> <p>Transfer, in fee simple, to Council as trustee, Lots 1001, 1002, 1004 and 1005 as shown on the approved plans for drainage and open space purposes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | At registration of survey plan for each relevant stage                                                                                                                                         |
| 41.                                            | <b>Land Transfer – Drainage and Wetland</b> <p>Transfer, in fee simple, to Council as trustee, Lot 1006 as shown on the approved plans for drainage and wetland purposes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | At registration of survey plans for the last lot in stage 9.                                                                                                                                   |
| 42.                                            | <b>Land Transfers – Park</b> <p>Transfer, in fee simple, to Council as trustee Lot 1003 as shown</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | At registration of                                                                                                                                                                             |

| PDA Development Conditions    |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| No.                           | Condition                                                                                                                                                                                                                                                                                                                                                                            | Timing                                                                                                                                         |
|                               | on the approved plans for park purposes.                                                                                                                                                                                                                                                                                                                                             | survey plan for stage 3.                                                                                                                       |
| <b>43.</b>                    | <b>High Density Development Easements (lots <math>\leq 450\text{m}^2</math> in area)</b><br><br>a) Submit to EDQ high density development easement documentation, in a registerable form, for approved lots $\leq 450\text{m}^2$ in area and involving common wall construction.<br><br>b) Register all high density development easements required under part a) of this condition. | a) At or prior to survey plan endorsement for each relevant stage<br><br>b) At registration of survey plan endorsement for each relevant stage |
| <b>Infrastructure Charges</b> |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                |
| <b>44.</b>                    | <b>Infrastructure Charges</b><br><br>Pay to the MEDQ infrastructure charges including both the Council and Distributor-retailer portions, in accordance with the Adopted Infrastructure Charges Resolution No. 10 (Oct 2022), indexed to the date of payment or as agreed to in writing by the MEDQ.                                                                                 | Prior to survey plan endorsement for each stage                                                                                                |

## STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA Development Approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

## DEED OF AGREEMENT – NORTH HARBOUR PDA (22 April 2026)

A Deed of Agreement between the MEDQ, North Harbour Holdings and Trask Development Corporation has been executed in relation to flood impacts on Lot 25 on S31125.

**\*\* End of Package \*\***

| Document Name<br>(Source Ref: 165311) | Version | Date             | Author   | Verified   | Amendment      |
|---------------------------------------|---------|------------------|----------|------------|----------------|
| s.89 PDA Decision Notice              | 1       | 3 November 2025  | K Wilson | A Dryden   | First release. |
| s.89 PDA Decision Notice              | 1.0     | 18 November 2025 | K Kunde  | M Buchanan |                |
| s.89 PDA Decision Notice              | 1.1     | 3 December 2025  | K Kunde  | M Buchanan |                |
|                                       |         |                  |          |            |                |
|                                       |         |                  |          |            |                |
|                                       |         |                  |          |            |                |