



North Harbour PDA



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ACKNOWLEDGMENT OF COUNTRY

Place Design Group acknowledges the Traditional Owners of the land, water, and sky where we work, live and play. We pay our respects to Turrbal and Yugara Elders past, present and emerging.

We recognise that our perspectives, experiences, and biases shape our understanding. As such, we do not aim to speak on behalf of traditional custodians, but rather express our gratitude for the opportunity to learn from them and the continuation of knowledge left to us by those who have passes on to the Ancestral Dreaming.

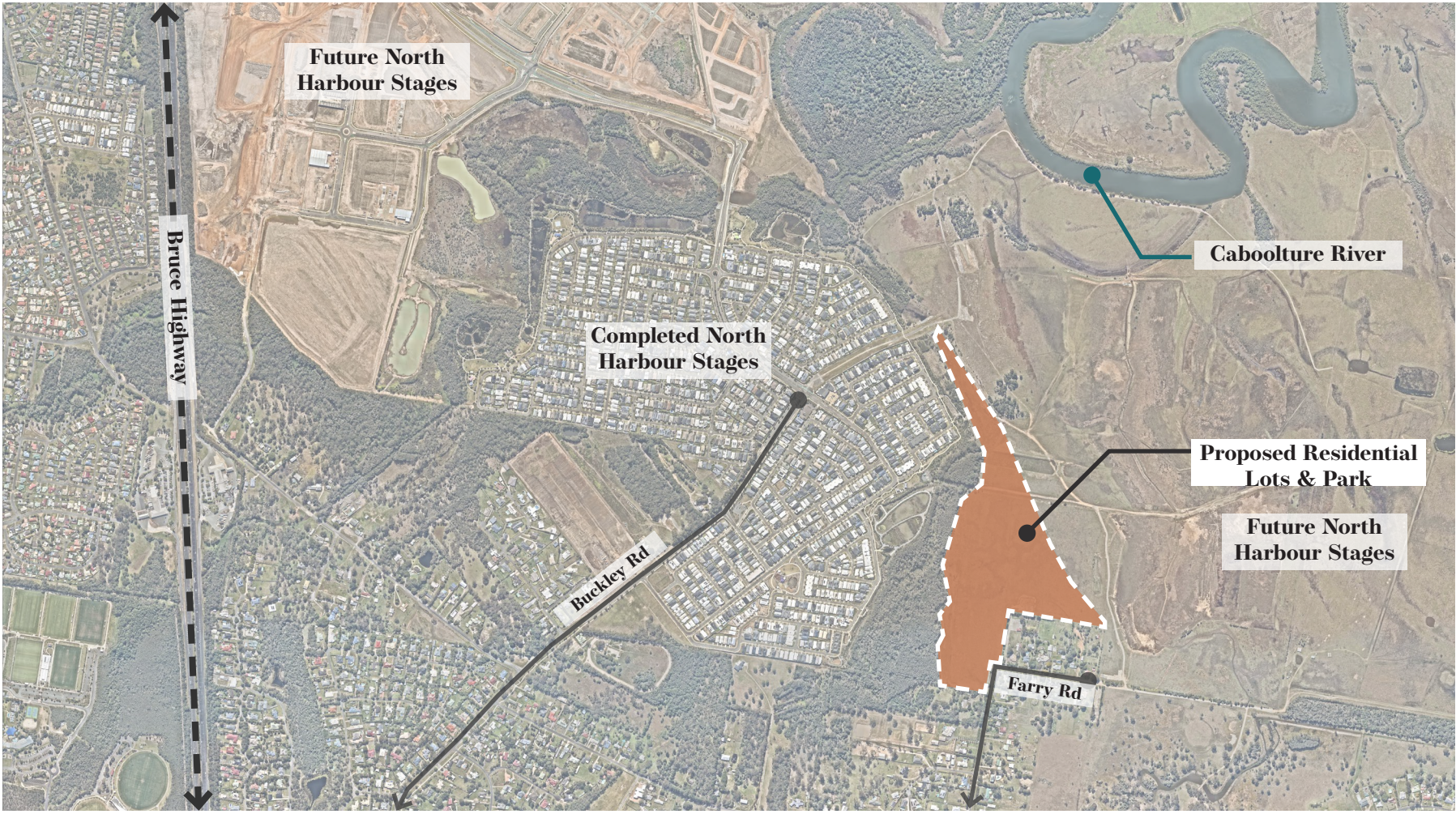


Context

The Queensland Government's declaration of North Harbour as a Priority Development Area (PDA) builds on the community already underway, with streetscapes, parks and open spaces actively being delivered. The PDA unlocks the next stage of growth, including 200 fast-tracked lots, while securing coordinated investment in waterfront parklandss, ecological corridors and a world-class marina precinct. These initiatives will strengthen landscape and public realm outcomes, embedding sustainable coastal living and long-term community value.

Located on the Caboolture River within the City of Moreton Bay, North Harbour occupies a unique coastal-riverine setting where the environmental sensitivity and community growth must be carefully balanced. The master plan responds to this context by retaining significant tracts of native vegetation, ehancing riparian corridors, and integrating stormwater management with open space and recreational networks. The PDA framework provides the opportunity to formalise and expand these outcomes, delivering a connected landscape that links residents to the waterfront while protecting ecological values.

This coordinated approach will not only provide housing and economic benefits but also ensure the environmental character of the site - its river frontage, wetland interfaces, and regional habitat connections is celebrated. By embedding green infrastructure at every stage, North Harbour will continue to grow as a landscape-led community that reflects both its natural setting and the needs of future residents.



CONTEXT PLAN nts



Landscape Vision

Living Ecotones – An evolving landscape mosiac of shifting edges and community interactions

The landscape at North Harbour is not defined by a single boundary but by an evolving series of shifting edges. It is a place where community life and environmental systems overlap, creating dynamic spaces that respond to change over time. This approach recognises that landscapes are living frameworks, not static settings.

Central to this vision is the threshold between palustrine wetlands and Melaleuca open woodlands. These ecotones are celebrated as experiential landscapes — places to walk, play, gather and learn within environments that also sustain biodiversity and ecological health. Rather than separating people from nature, the design encourages interaction at the edge.

By embedding these transitions into streetscapes, parks, and open space networks, the community becomes part of the wider ecological story. The result is a landscape that is immersive and resilient, where natural systems guide the identity of the place and foster a deeper connection between people and their environment



Framework Plan - Overview

Lot No.	Type	Typ. Width (m)	Area (Ha)	Timing for dedication / transfer as park
Lot 1001	Minor Linear Park	22m	0.42 Ha	Delivered in stage 1
Lot 1002	Minor Linear Park	18m	0.38 Ha	Delivered in stage 2
Lot 1003	Neighbourhood Recreation Park	-	0.62 Ha	Delivered in stage 3
Lot 1004	Minor Linear Park	24m	0.62 Ha	Delivered in stage 4
Lot 1005	Minor Linear Park	28m	0.30 Ha	Delivered in stage 5
Lot 1006	Proposed Wetland	-	3.21 Ha	Delivered in stage 10

Legend

- Stage Boundary
- Minor Linear Park
- Neighbourhood Recreation Park
- Wetland
- Turf Verge With 1.5m Pedestrian Pathway
- Balance Lots
- Future Road Extension
- Stormwater System (Refer Civil Engineers Drawings)



Street Tree Architecture

Notes:
Locations of trees are indicative only and subject to engineering documentation from civil, electrical and any other relevant consultants.



BUCKINGHAMIA celissima
Ivory Curl



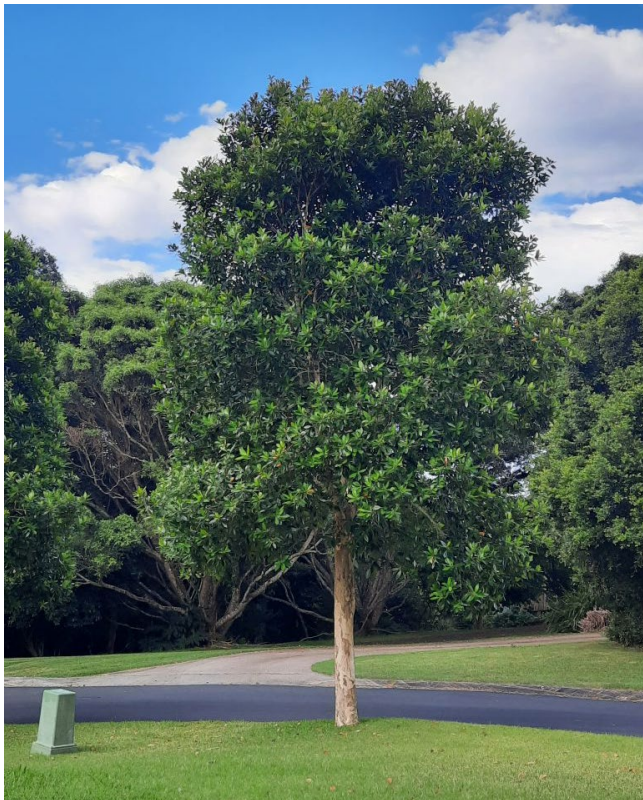
CUPANIOPSIS anacardioides
Tuckeroo



EUCALYPTUS curtissi
Plunkett Mallee



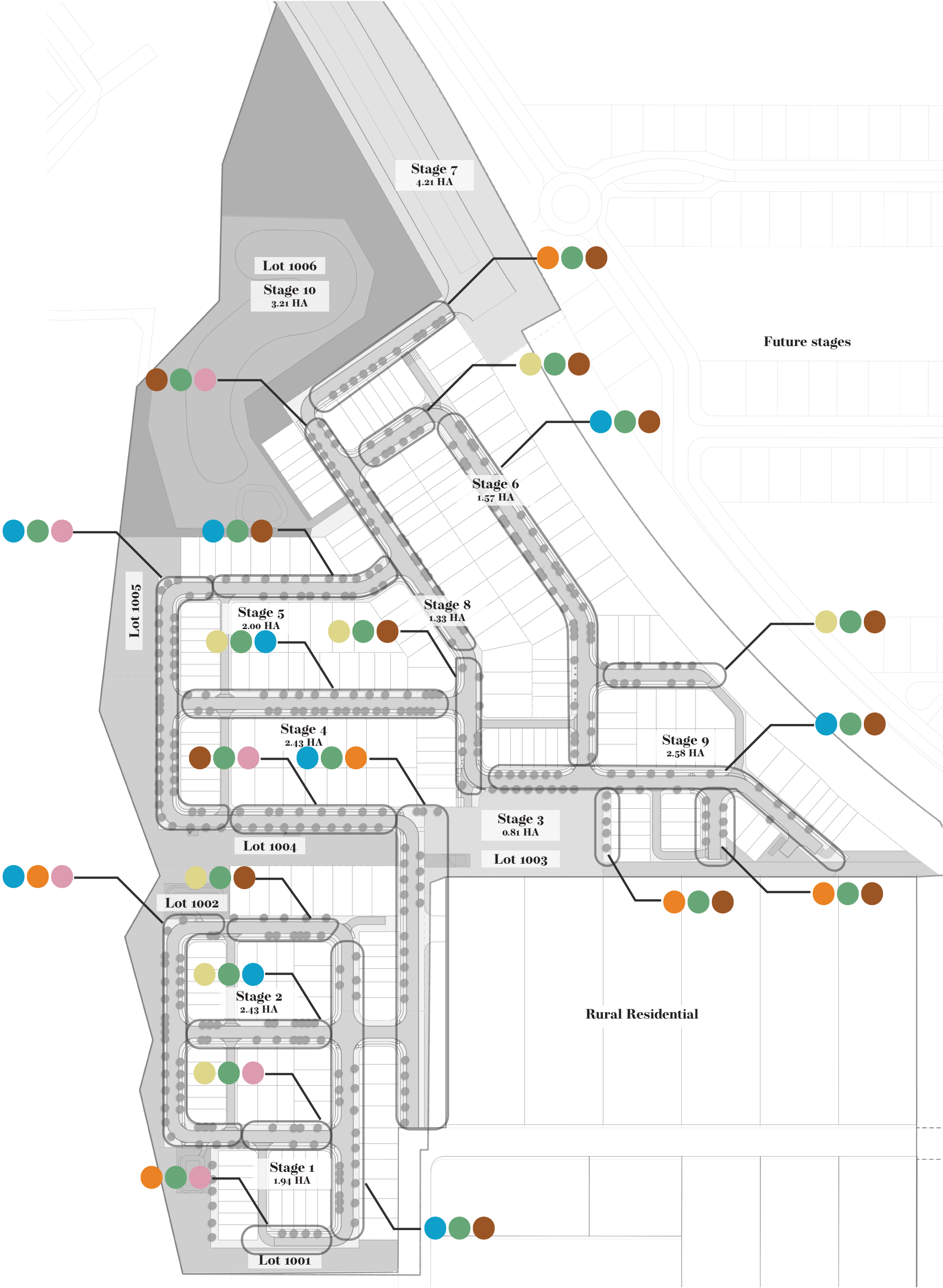
GREVILLEA robusta
Southern Silky Oak



TRISTANIOPSIS 'Lucious'
Lucious Water Gum



WATERHOUSIA floribunda
Weeping Lilly Pilly



Streetscape Planting

Shrubs & Groundcovers

The understorey planting for the streetscape will maintain open site lines while also buffering pathways from the roads edge with shrubs, grasses and groundcovers. The following species is an indicative palette and has taken into consideration the local endemic species, as well as species historically used in other phases of North Harbour.

Botanical Name	Common Name	Height x Spread (m)
AUSTROMYRTUS 'Copper Tops'	Midgen Berry	1 x 1.5
CALLISTEMON 'White Anzac'	Bottlebrush	1.5 x 2
CASUARINA 'Green Wave'	Greenwave She-oak	2 x 2
DIANELLA caerulea	Blue-Flax Lilly	1 x 1
GAHNIA sieberiana	Red-Fruit-Saw-Sedge	1.5 x 2
IMPERATA cylindrica	Cogon Grass	1 x 1
LEPTOSPERMUM oreophilum	Rock Tea Tree	1 x 2
LOMANDRA longifolia	Spiny-Head Mat-rush	1 x 0.6
WESTRINGIA 'Zena'	Coastal Rosemary	1 x 1



AUSTROMYRTUS 'Copper Tops'
Midgen Berry



CALLISTEMON 'White Anzac'
Bottlebrush



CASUARINA 'Green Wave'
Greenwave She-oak



DIANELLA caerulea
Blue-Flax Lilly



GAHNIA sieberiana
Red-Fruit-Saw-Sedge



IMPERATA cylindrica
Cogon Grass



LEPTOSPERMUM oreophilum
Rock Tea Tree



LOMANDRA longifolia
Spiny-Head Mat Rush



WESTRINGIA 'Zena'
Coastal Rosemary

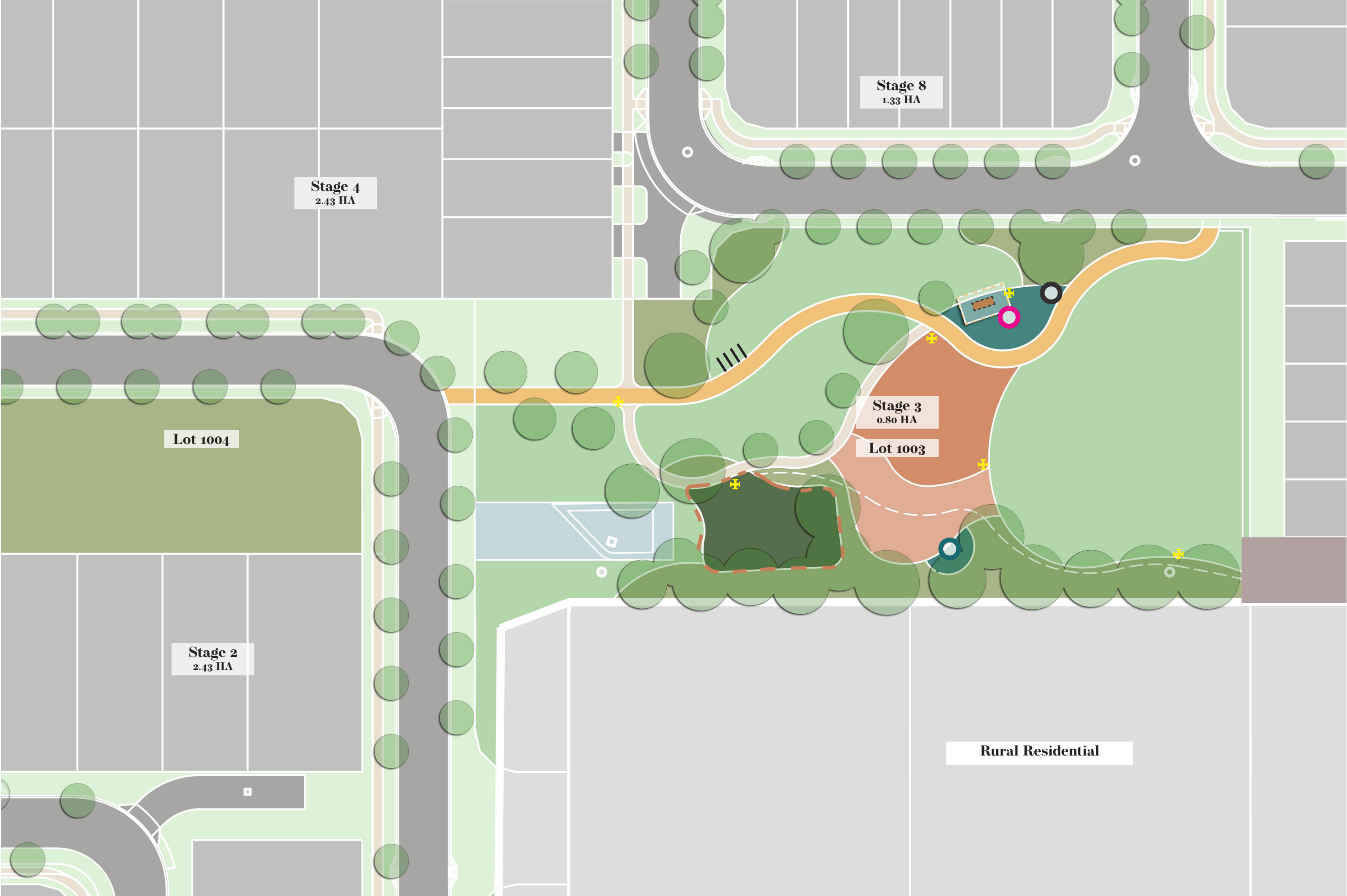
Framework Plan

Lot 1003 - Neighbourhood Recreation Park

Key	Embellishment	PDA Guideline 12	Compliant
	Internal access road (1)		
	Parking (Cars)		
	Parking (Bicycles)	X	YES
	Lighting	X	YES
	Toilets		
	Paths	X	YES
	2.5 wide primary path (pedestrian / cycle)		
	1.5 wide secondary path (pedestrian)		
	Shade Structures	X	YES
	Table and seating - uncovered	X	YES
	Table and seating - covered	X	YES
	Barbeques		YES
	Play areas / facilities	X	YES
	Informal active recreation spaces	X	YES
	Half-Court, rebound wall or similar	X	YES
	Tap / Bubbler	X	YES
	Stormwater System (Refer Civil Engineer's Drawings)		

Notes:
Locations, alignments and areas are indicative only and will be refined in subsequent applications.

All bollards & maintenance access to stormwater systems to be in accordance with local authority. Refer City of Moreton Bay standard drawings.



Framework Plan

Lot 1001 - Minor Linear Linkage

Legend

Stage Boundary

Minor Linear Park

Turf Verge With 1.5m Wide Pedestrian Pathway

Secondary 1.5m Wide Pedestrian Pathway (subject to Engineering review)

Uncovered table & seating

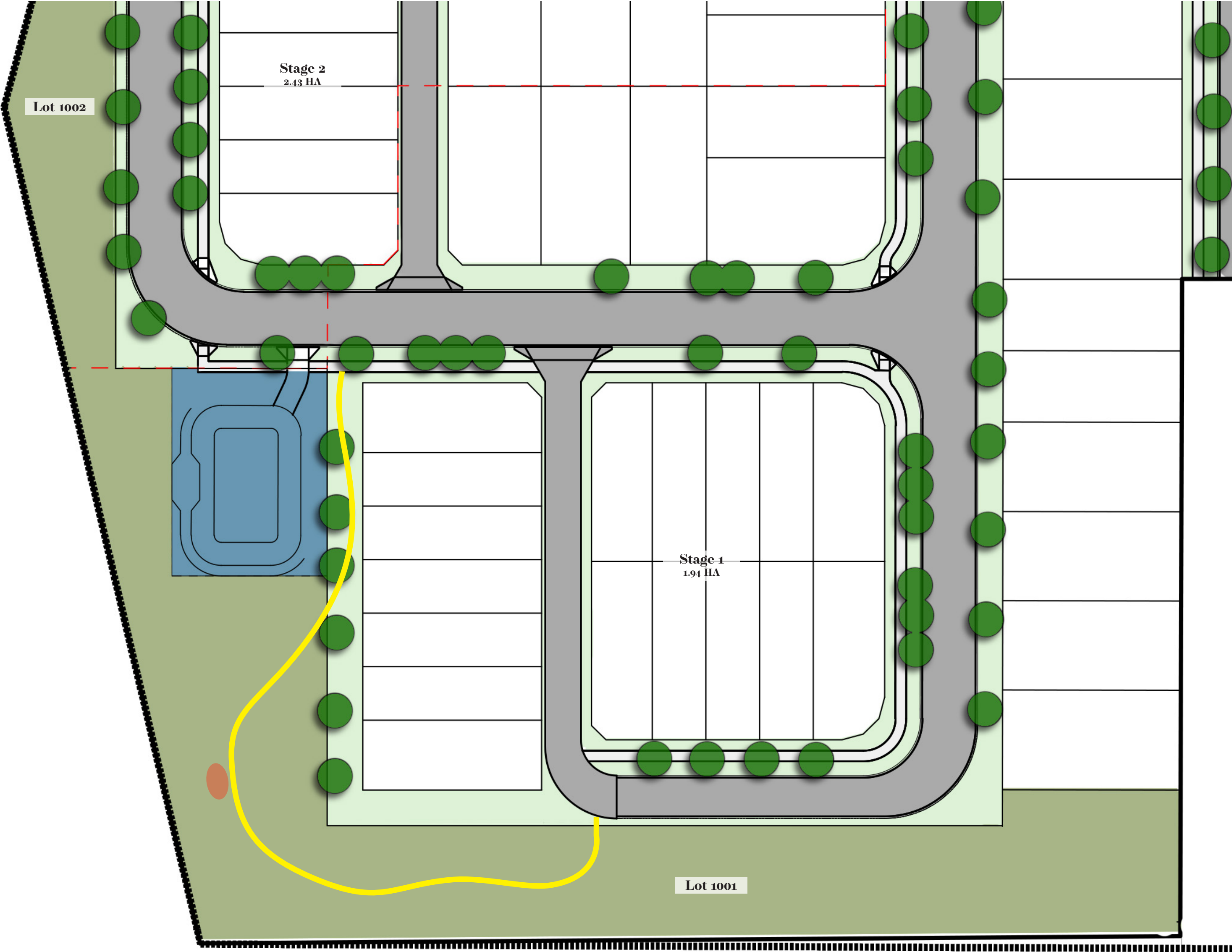
Stormwater System (Refer Civil Engineers Drawings)

Notes:

Locations, alignments and areas are indicative only and will be refined in subsequent applications.

All footpaths & furniture elements to be DDA compliant and in accordance with PDA guideline 12.

All bollards & maintenance access to stormwater systems to be in accordance with local authority. Refer City of Moreton Bay standard drawings.



Framework Plan

Lot 1002 - Minor Linear Link

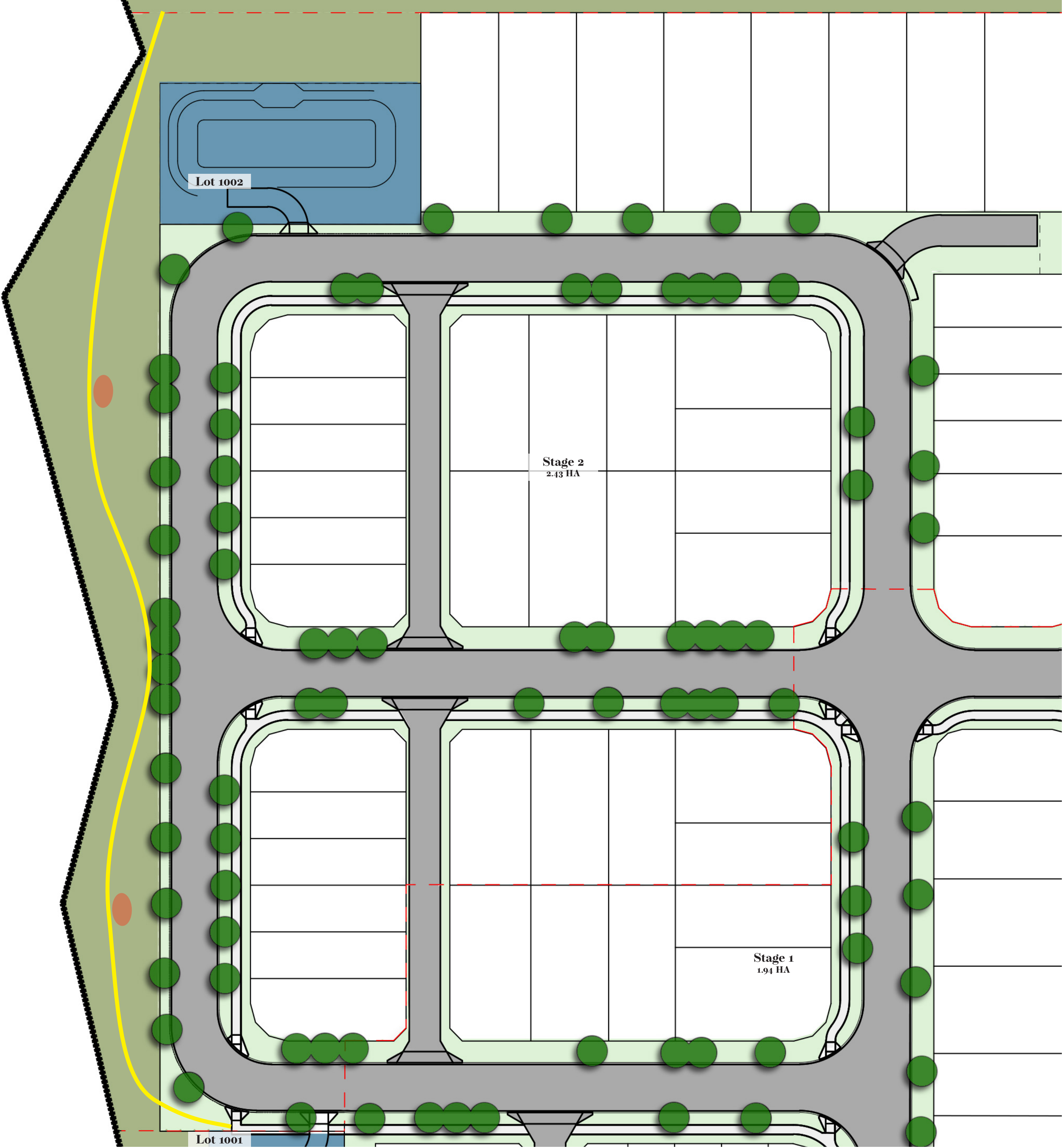
- Legend**
- Stage Boundary
 - Minor Linear Park
 - Turf Verge With 1.5m Wide Pedestrian Pathway
 - Secondary 1.5m Wide Pedestrian Pathway (subject to Engineering review)
 - Uncovered table & seating
 - Stormwater System (Refer Civil Engineers Drawings)

Notes:

Locations, alignments and areas are indicative only and will be refined in subsequent applications.

All footpaths & furniture elements to be DDA compliant and in accordance with PDA guideline 12.

All bollards & maintenance access to stormwater systems to be in accordance with local authority. Refer City of Moreton Bay standard drawings.



Framework Plan

Lot 1004 - Minor Linear Linkage

Legend

- Stage Boundary
- Minor Linear Park
- Turf Verge With 1.5m Wide Pedestrian Pathway
- Secondary 1.5m Wide Pedestrian Pathway (subject to Engineering review)
- Uncovered table & seating
- Stormwater System (Refer Civil Engineers Drawings)

Notes:

Locations, alignments and areas are indicative only and will be refined in subsequent applications.

All footpaths & furniture elements to be DDA compliant and in accordance with PDA guideline 12.

All bollards & maintenance access to stormwater systems to be in accordance with local authority. Refer City of Moreton Bay standard drawings.



Framework Plan

Lot 1005 - Minor Linear Linkage

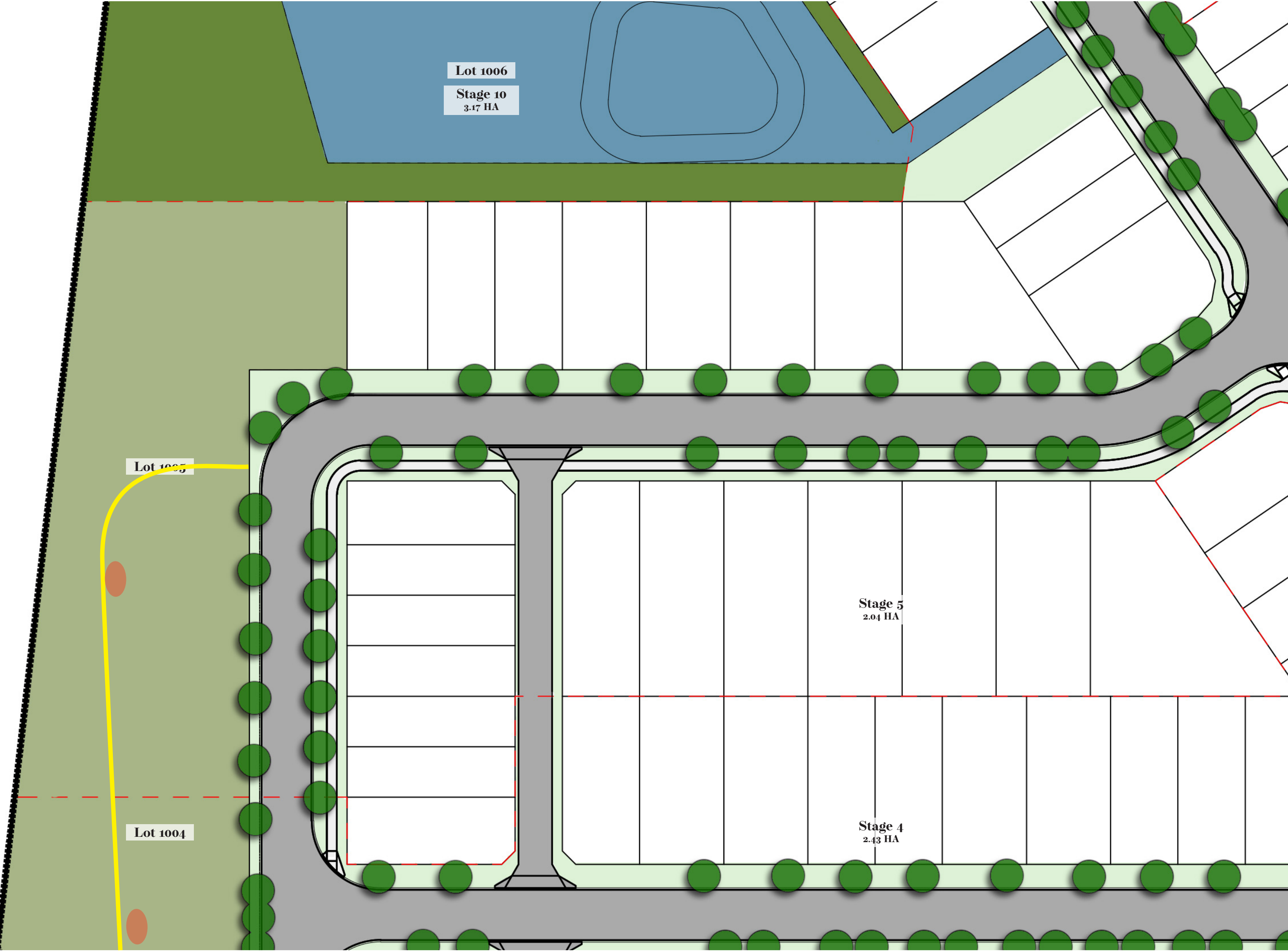
- Legend**
- Stage Boundary
 - Minor Linear Park
 - Wetland
 - Turf Verge With 1.5m Wide Pedestrian Pathway
 - Secondary 1.5m Wide Pedestrian Pathway (subject to Engineering review)
 - Uncovered table & seating
 - Stormwater System (Refer Civil Engineers Drawings)

Notes:

Locations, alignments and areas are indicative only and will be refined in subsequent applications.

All footpaths & furniture elements to be DDA compliant and in accordance with PDA guideline 12.

All bollards & maintenance access to stormwater systems to be in accordance with local authority. Refer City of Moreton Bay standard drawings.



Plant Palette and Schedules

Recreation and Linear Parks

Trees

Botanical Name	Common Name	Height x Spread
ACACIA concurrens	Black Wattle	6 x 5
CORYMBIA intermedia	Pink Bloodwood	15 x 10
EUCALYPTUS curtissi	Plunkett Mallee	8 x 6
EUCALYPTUS racemosa	Scribbly Gum	15 x 10
EUCALYPTUS tereticornis	Forest Red Gum	15 x 10
GREVILLEA robusta	Southern Silky Oak	10 x 5
LOPHOSTEMON suaveolens	Swamp Box	12 x 10
MELALEUCA linariifolia	Snow in Summer	10 x 10
MELALEUCA quinquenervia	Broad-leaved Paperbark	15 x 10



ACACIA concurrens
Black Wattle



CORYMBIA intermedia
Pink Bloodwood



EUCALYPTUS curtissi
Plunkett Mallee



EUCALYPTUS racemosa
Scribbly Gum



EUCALYPTUS tereticornis
Forest Red Gum



GREVILLEA robusta
Southern Silky Oak



LOPHOSTEMON suaveolens
Swamp Box



MELALEUCA linariifolia
Snow in Summer



MELALEUCA quinquenervia
Broad-Leaved Paperbark

Plant Palette and Schedules

Recreation and Linear Parks

Shrubs & Groundcovers

Botanical Name	Common Name	Height x Spread
AUSTROMYRTUS 'Copper Tops'	Midgen Berry	1 x 1.5
BANKSIA integrifolia	Coast Banksia	2 x 3
CALLISTEMON 'White Anzac'	Bottlebrush	1.5 x 2
CASUARINA 'Green Wave'	Greenwave She-oak	2 x 2
DIANELLA revoluta	Blueberry Lilly	0.8 x 0.5
GOODENIA rotundifolia	Round-Leaf Goodenia	0.5 x 1
GREVILLEA leiophylla	Wallum Grevillea	0.6 x 1
LEPTOSPERMUM oreophilum	Rock Tea Tree	1 x 2
WESTRINGIA 'Zena'	Coastal Rosemary	1 x 1



AUSTROMYRTUS 'Copper Tops'
Midgen Berry



BANKSIA integrifolia
Coast Banksia



CALLISTEMON 'White Anzac'
Bottlebrush



CASUARINA 'Green Wave'
Greenwave She-oak



DIANELLA revoluta
Blueberry Lilly



GOODENIA roundifolia
Round-Leaf Goodenia



GREVILLEA leiophylla
Wallum Grevillea



LEPTOSPERMUM oreophilum
Rock Tea Tree



WESTRINGIA 'Zena'
Coastal Rosemary

Framework Plan

Lot 1006 - Proposed Wetland

Legend

- Stage Boundary
- Minor Linear Park
- Wetland
- Turf Verge With 1.5m Wide Pedestrian Pathway
- Secondary 1.5m Wide Pedestrian Pathway (subject to Engineering review)
- Stormwater system (Refer Civil Engineers Drawings)

Notes:
Locations, alignments and areas are indicative only and will be refined in subsequent applications.

All footpaths to be DDA compliant and in accordance with PDA guideline 12

All bollards & maintenance access to stormwater systems to be in accordance with local authority. Refer City of Moreton Bay standard drawings.

Refer pages 28-29 for Wetland planting palette



Plant Palette and Schedules

Wetland

Trees

Botanical Name	Common Name	Height x Spread (m)
Trees		
CASUARINA glauca	Swamp She-oak	8 x 5
LOPHOSTEMON suavolens	Swamp Box	12 x 10
MELALEUCA quinquenervia	Broad-leaved Paperbark	15 x 10

Grasses

Botanical Name	Common Name	Height x Spread (m)
CAREX appressa	Tall Sedge	0.6 x 0.6
ELEOCHARIS sphacelata	Tall Spikerush	0x 0.5
JUNCUS usitatus	Common Rush	1 x 0.5
LOMANDRA longifolia	Spiny-head Mat-rush	1 x 0.6
PHAIUS australis*	Swamp Orchid	1 x 0.6
PHAIUS bernaysii*	Yellow-Swamp Orchid	2 x 1

*Threatened plant species endemic to development area, selected to strengthen natural habitat contribute positively to local ecosystem and increase biodiversity of North Harbour



Trees



CASUARINA glauca
Swamp She-oak



LOPHOSTEMON suaveolens
Swamp Box



MELALEUCA quinquenervia
Broad-Leaved Paperbark

Grasses



CAREX appressa
Tall Sedge



ELEOCHARIS sphacelata
Tall Spikerush



JUNCUS usitatus
Common Rush



LOMANDRA longifolia
Spiny-head Mat-rush



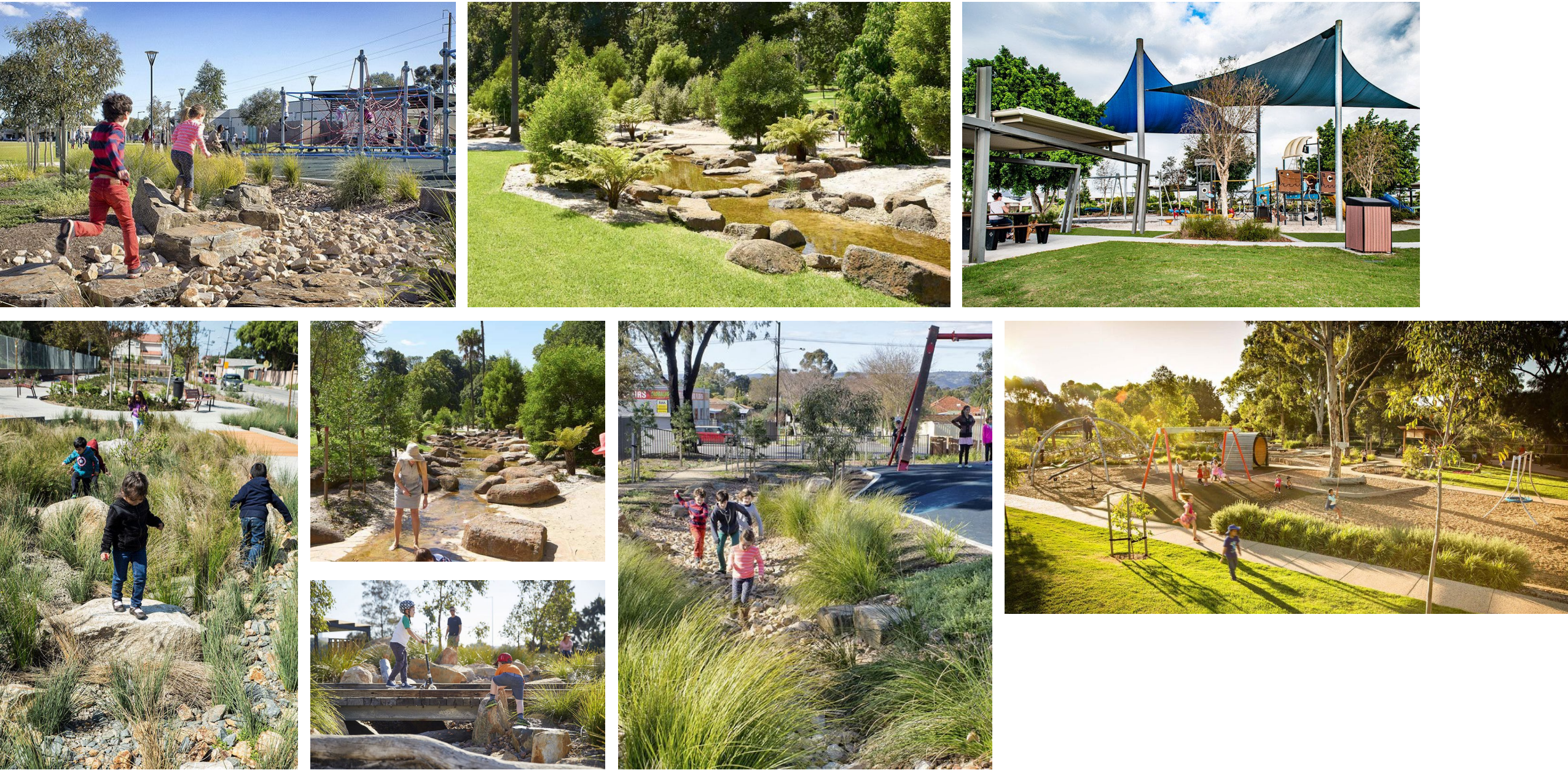
PHAIUS australis
Swamp Orchid



PHAIUS bernaysii
Yellow Swamp Orchid

Character Imagery

Recreation Park



Street greening



Linear Parks



Wetlands





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