

NORTH

magazine

PORT BINNLI
HISTORY

READ THE
LATEST UPDATES
MOVING FORWARD

ENQUIRY FOR
LAND SALES
NEXT STAGE
ON SALE

The
Avenues
ON SALE NOW



North Harbour



The Avenues

At North Harbour, we're proud of our latest village, THE AVENUES, offering 1150 more homes for residents to call home and everything our thriving community has to offer.

Situated in a prime location, THE AVENUES is just a short walk from the approved site of North Harbour's retail precinct. This precinct is set to include a full-size supermarket, food and beverage outlets, a tavern, specialty shops, medical suites, office space, childcare facilities, a carwash, and a service station - all easily accessible to residents. Additionally, North Harbour already boasts an array of amenities, including parks, playgrounds, walking trails, and sporting facilities, ensuring residents have everything they need right at their doorstep.

Outdoor recreation will be right at your doorstep, with Stage 1 directly opposite a 1.5-acre park and play space, and just 600 meters from the picturesque Heritage Park. This perfect blend of convenience and sophistication makes THE AVENUES an unparalleled choice for those seeking a refined lifestyle.

Our display village in Burpengary East offers a diverse range of display homes to inspire and excite you. Featuring stunning designs from Australia's top builders, our display village is a must-see for anyone looking to build their dream home. With a strong presence from Queensland's top builders, you're sure to find something unique, special, and sustainable to suit your family, lifestyle, and budget.

But it's not just about convenience at THE AVENUES - it's about elevating your lifestyle. Our meticulously planned community fosters a strong sense of belonging and community spirit, with award-winning parks and open spaces providing the perfect backdrop for leisurely walks and family picnics.

Come and talk to our sales team seven days a week from 10am to 5pm.



Upcoming Events

SEP
28

Youngpreneur Markets - 8am to 12pm,
Display Village Falcon Street Burpengary East

OCT
26

Flavours Roll In - 4.30pm to 8pm,
end of Buckley Road North Harbour

DEC
7

Youngpreneur Markets - 8am to 12pm,
Display Village Falcon Street Burpengary East

DEC
14

FREE Santa Photos - 10am to 1pm,
Sales Office North Harbour

WELCOME LETTER

Welcome to 'NORTH', the magazine for our residents and local community. In this magazine you will find information about local schools, community partners and businesses, upcoming events and a general guide to North Harbour living.

North Harbour was established in 2005 when the Port Binnli Group and a small group of private shareholders took the opportunity to purchase a 2000 acre site on the banks of the Caboolture River. After a lengthy development application process, we welcomed our first residents in 2015.

North Harbour and the surrounding community is home to a number of wonderful community organisations, schools, and local businesses. Some of these are profiled in each edition of NORTH. You can find more information on our website www.northharbour.com.au.

Latest News

Since receiving formal approval for the master-planning on our Business Park, Local Shopping Centre, School and our next Residential Village in 2023, the detailed engineering design, approvals and onsite construction has been rapidly progressing. All of this effort is expected to result in completion of the first stage of the Business Park development in late 2024. With strong demand to establish here from a range of companies, the business park will soon be thriving.

Our retail precinct planning continues to advance, with designs well underway for a shopping centre, medical centre, tavern and food outlets. North Magazine will keep you up to date with approval and construction updates in future.

Major infrastructure is also currently being constructed including new water and sewer mains, communications infrastructure and roadworks, to set up the delivery of our next residential village. This will include a new Display Village which will be easily accessible from new road access via Buchanan Road and the Highway at interchange 150. Shortly after the subdivision works for the new Display Village are complete, the first stages of The Avenues will be ready for home building. Early releases for land purchase have been extremely popular - I look forward to watching The Avenues community grow in what will be a fantastic and convenient location.

We continue to receive great support from Moreton Bay City Council on our plans for the Marina precinct. Council and ourselves are working well together to provide the detail the State and Commonwealth governments have requested before advancing the approval process. I look forward to sharing more news on this as soon as possible.

Award Winning

North Harbour is a multi-award winning and environmentally accredited development. In November 2021 we won the Excellence in Parks and Recreation category at the prestigious UDIA Queensland Awards for our extensive parklands and open space.

This is added to our 2018 win for Best Residential Subdivision in Queensland.

We are delighted to be recognised as industry leaders and will continue to strive to achieve the highest levels of both community and environmental excellence in all we do. As part of the commitment, we undertook and achieved 'EnviroDevelopment' accreditation in all 6 elements of the program.

EnviroDevelopment is a scientifically based assessment scheme which independently reviews development projects and awards certification to those that achieve outstanding performance in key environmental considerations - Ecosystems, Waste, Energy, Materials, Water and Community.

I hope you enjoy this edition of North, and if you require further information please contact our team (contact details are on the back of this magazine). Our office is open 7 days a week, 10am - 5pm.

Best regards,

Bryan Finney

North Harbour Project Director
info@northharbour.com.au

You can find more information on our website www.northharbour.com.au.



NORTH HARBOUR LAUNCHES BUSINESS PARK *in the heart of Moreton Bay*

North Harbour is pleased to announce that Stage 1 of the North Harbour Business Park was sold out within three weeks. An amazing achievement demonstrating the need for MIBA space within the City of Moreton Bay.

Stage 2 is now open for expressions of interest. With Lots ranging from 1,800 sqm to 40,000 sqm it will be an outstanding opportunity for owner occupiers and tenants alike to secure industrial land within one of Southeast Queensland's Largest Developments.

Featuring large, flat sites with easy access to the Bruce Highway, the \$1B North Harbour Business Park is set to inject fresh energy into the Northern Growth Corridor.

This dynamic development is projected to generate an estimated 6,416 jobs, redefining the economic landscape and underpinning the City of Moreton Bay's rapid growth.

"The benched and level industrial land will be adjacent to other retail and commercial enterprises drawing further business to the region".

"North Harbour is perfectly positioned for businesses to capitalize on the burgeoning demand across various sectors in the heart of one of Australia's most exciting growth corridors."

Tom Hall-Brown, Development Manager

For more information on North Harbour's Business Park development go to www.northharbourbusinesspark.com.au



North Harbour
BUSINESS PARK
BY PORT BINNLI



Development Highlights

- Allotments Ranging from 1,800sqm to 4 ha
- Central Shared Storm-water Polishing Basin
- Infrastructure Credits Paid to 60% Site Cover
- Level and Compacted Allotments
- Close Proximity to Bruce Highway
- Good Frontage to Depth Ratio
- MIBA Zoning Allowing Flexible Uses
- Services Connected to Site Including Sewage, Storm-water, Power and NBN
- Anticipated for settlement from Oct 2024

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NORTH HARBOUR *Display Village*

Come and discover a treasure trove of inspiration and innovation at North Harbour's magnificent Display Village — a haven for house hunters in Southeast Queensland!

As one of the largest showcases in the region, our Display Village boasts an array of breathtaking home designs crafted by Australia's finest and most reputable builders. A must-visit destination for anyone dreaming of their perfect home.

Step into a world of design excellence, where every interior and exterior detail awaits your admiration. With plenty of homes to tempt new residents.

From cutting-edge kitchen and bathroom finishes to enchanting alfresco spaces, butler pantries, media rooms, and a captivating range of modern and traditional facades, you'll find it all on display. Discover the beauty of single and double-storey options, unlocking endless possibilities for your dream home.

Eager to explore the talents of our home builders? Don't hesitate to discover the display homes that await your visit at our remarkable Display Village. Prepare to be inspired beyond your imagination as you embark on a journey towards creating the home of your dreams.

COME AND TALK TO US ABOUT OUR LATEST LAND SALES!

The North Harbour Sales and Information Centre is located just 200m from the Display Village. Our friendly, experienced and professional team is available between 10am – 5pm every day.

We have visitor packs including Display Village maps, pens, bags, and plenty of information available to get you prepared for a visit.

We also have a café on site offering hot and cold beverages and light meals and snacks. There's a playground for kids to play in and plenty of space to sit while you discuss options over a coffee.

For more information on our display homes and the exceptional builders behind them go to www.northharbour.com.au/displayvillage.

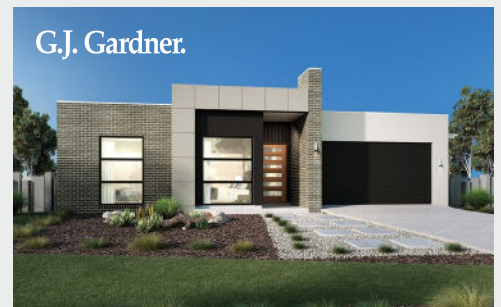


HIA WINNER 2024

Creation Homes, a leading name in residential construction, has once again demonstrated its commitment to innovative design and quality craftsmanship.

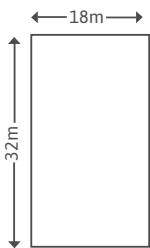
The company's latest achievement comes as they were honoured with the 2024 HIA-IDA Brisbane Kitchen & Bathroom and Queensland Interior Design Award for "Bathroom in a Display Home." This accolade was awarded for their stunning work on the Pembroke 29, a display home that has quickly become a highlight at the North Harbour Display Village.

BUILDERS ON SHOW



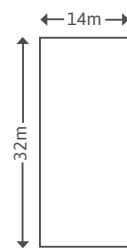
Lot Types Available

Traditional 32



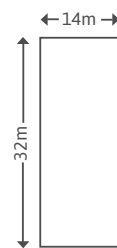
Minimum size 576sqm with an 18m plus frontage

Courtyard 32



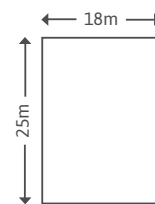
Minimum lot size 448sqm with frontages from 14m to 18m

Premium Villa 32



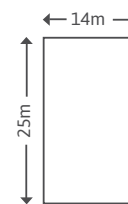
Minimum lot size 400sqm

Traditional 25



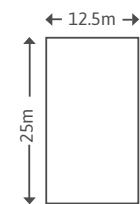
Minimum lot size 450sqm

Courtyard 25



Minimum lot size 350sqm

Premium Villa 25



Minimum lot size 300sqm



Future School

Future Sports Fields

North Harbour Heritage Park and Mountain Bike Trail
*open weekends

EXIT 150

The Avenues

Retail & Shopping Development

Business Park

Riparian Park

Habitat Park

Existing Residential

Reflections Park

Village Park

Sales Centre



Display Village

Harvest Park

Kinship Park

EXIT 146

Buckley Road

Every effort has been taken to ensure the accuracy of information contained within this masterplan. No responsibility is accepted for any inadvertent errors or omissions. The development is subject to masterplanning considerations and government approvals.

A MASTERPLANNED COMMUNITY

1000 acres of
open space
and parkland

Caboolture River

Future Marina
Development
**subject to approval*

Moreton
Island
17NM
➔



Port Binnli

“ We are a small group of families determined to showcase the best in development.”

Creating innovative projects in terms of design, construction and liveability is something Port Binnli and associated companies have been doing for more than 30 years.

Three ‘dyslexic left-handed’ business owners, Peter Hooke, Neil Morris and Malcolm Hall-Brown formed Port Binnli Pty Ltd in November 1993 to develop a marina project at Raby Bay, in Southeast Queensland.

Since then, the company has expanded significantly, and is now a multi-faceted enterprise with projects throughout Queensland. The business continues to evolve, having introduced the next generation as we bring in our families to continue with these projects.

The largest so far is the award-winning Mackay Marina Village which has been in operation for more than 20 years.

Our focus is now on developing North Harbour (under North Harbour Holdings) an already award-winning development, into a world-class residential, commercial and lifestyle precinct for the Moreton Bay region.

This will become our biggest project to date, encompassing residential, a business Park, Retail Precinct and a proposed Marina and associated industry – attracting economic and infrastructure growth to the region.

“We currently have more than three thousand residents and are striving to achieve the highest levels of both community and environmental excellence in everything we do.”

When the three owners first came together, we realised that despite our individual shortfalls, we create some magic together because we all think very differently. “We are all left-handed and dyslexic, but dyslexic in different ways so we look at things incredibly differently.”

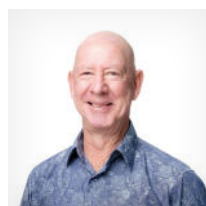
What commenced as a hobby for three businesspeople, with their own companies turned into a business of itself that is now a well-recognised player in the Queensland property development industry.

We are proud to be at the forefront of creating developments that are not only a wonderful place to live but are sustainable destinations to visit and enjoy.

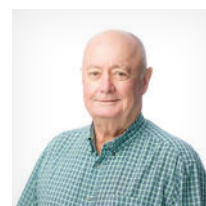
The Port Binnli story is carved out by our prior developments. We have seen over the years that our visions can be hard to grasp by those unfamiliar with our combined skills. However, through our tenacity and dedication to each other and our projects, we share significant milestones achieved together.

The success of Port Binnli can be attributed to a pioneering spirit and the mix of skills the trio combined of Peter, Neil and Malcolm.

We want to ensure that Port Binnli and the associated companies continue to create innovative projects in terms of design, construction and liveability that stand the test of time. All of our projects prove our commitment to sustainability. We are at the forefront in creating world-class precincts that are not only great places to live but are destinations to visit and enjoy.



Peter Hooke



Neil Morris



Malcolm Hall-Brown



Mackay Marina

Mackay Marina has matured into a beacon for the city of Mackay and Port Binnli has bolstered this beacon with the development of several hundred apartments and town- houses, a hotel and a thriving retail and industry precinct.

25 years and several marina of the year awards since opening, Mackay Marina is now undergoing a transformation. Port Binnli with assistance from the State and Federal Government are constructing a \$10.5m Nib wall to better protect The Marina and its occupants from adverse weather and cyclonic conditions.

The construction of this wall and the ability it brings to providing a safer haven will translate into further investment by Port Binnli into the Marina and its facilities well into the future and ensure the resilience of the community, tourism, and fishing industries.

As well as being twice named Marina of the Year, we are a certified Clean Marina and the first marina in Queensland to qualify for Fish-Friendly Status. It is also a 4 Gold Anchor marina under this international audit system, which sets industry benchmarks for quality service.

Mackay Marina has over 400 berths for all types of vessels ranging from 10m up to 55m. We pride ourselves in being a clean and fish-friendly accredited marina, under the Marina Industry Association (MIA) independent assessment and accreditation process.



Clarion Hotel, Mackay Marina

Clarion Hotel Mackay Marina is a popular Mackay precinct which also includes an eight-level hotel built in 2005 standing on a 6,407sqm prime waterfront site offering views over the Coral Sea.

As well as being twice named Marina of the Year, Mackay Marina is a certified Clean Marina and the first marina in Queensland to qualify for Fish-Friendly Status. It is also a 4 Gold Anchor marina under this international audit system, which sets industry benchmarks for quality service.



Raby Bay Marina

Raby Bay Marina is a modern, boutique-style marina with 75 floating berths nestled in the protected waters of Cleveland, to the south of Brisbane. Surrounded by a boardwalk, the marina occupies a prime position in the heart of an entertainment and dining precinct as well as being in close proximity to supermarkets, shops and other services.



North Harbour

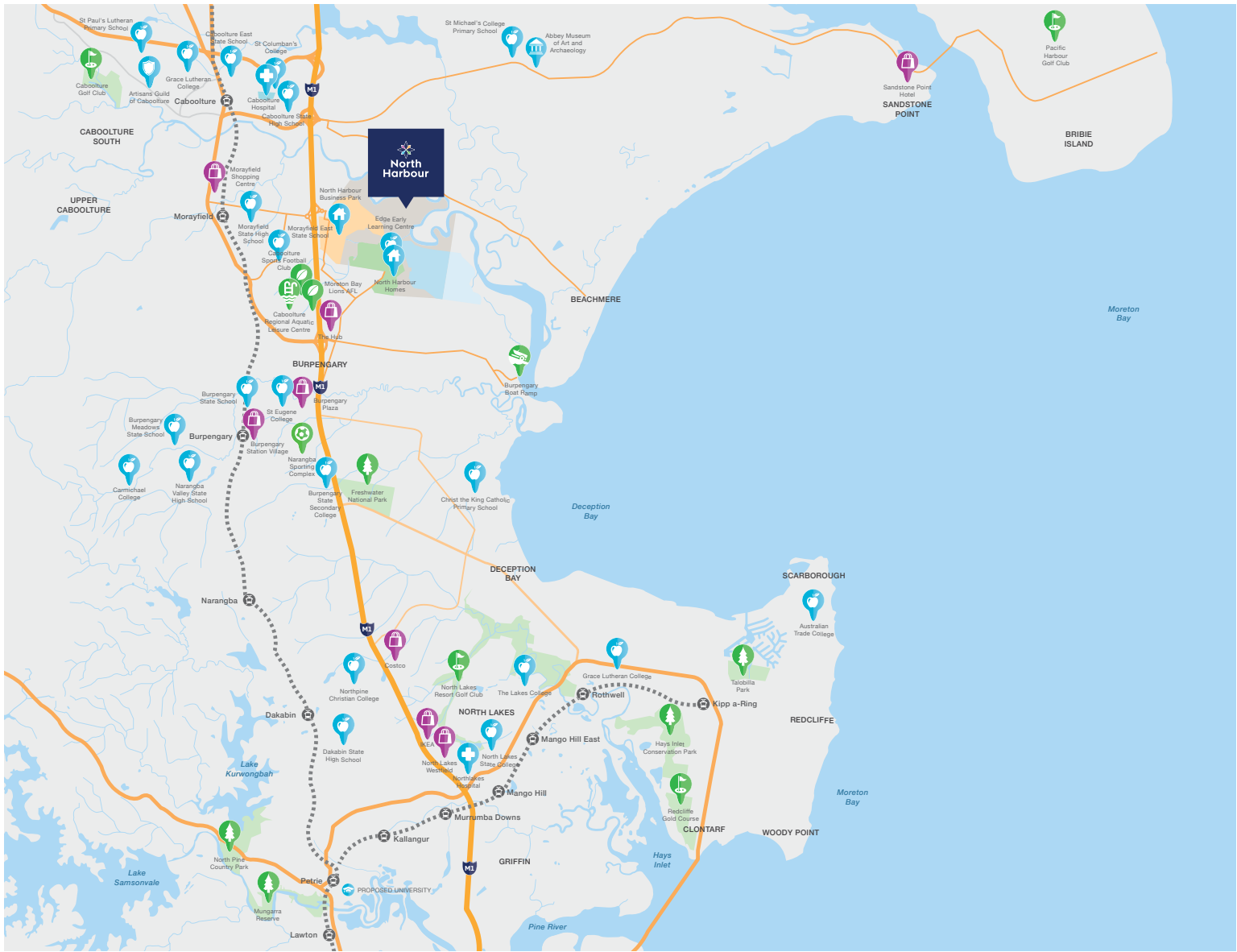
North Harbour was declared a Significant Project by the State Government in 2006, about 10 years before the first residents moved into their new homes. The City of Moreton Bay has named North Harbour as one of five major projects under its Regional Economic Development Strategy 2020-2041.

In 2009, the Queensland Coordinator-General accepted an Environmental Impact Statement (EIS) prepared for the project and recommended full approval, including the North Harbour Marina Precinct, subject to a range of conditions. Since that time, further planning and environmental approvals have been granted and the North Harbour Marina component of the project has become a top priority for The City of Moreton Bay.



Kunda Park Central

Kunda Park Central is one of Port Binnli Group's first significant industrial developments delivered on the Sunshine Coast in 2005 at Hoopers Road, Kunda Park.



YOUR LOCAL COMMUNITY

Population

Two decades from now Moreton Bay will boast a \$40 billion economy, be home to an additional 240,000 people and will have created 100,000 more local jobs.

Location & Transport

- Brisbane CBD (45mins)
- Brisbane Airport (29mins)
- Sunshine Coast (35mins)
- North Lakes (13mins)
- More than 580 weekly rail services

Open Space & Parks

- 9km of river frontage
- 1000 acres of open space
- 5 parks

Medical Care

- North Lakes Hospital (15mins)
- Caboolture Hospital (13mins)

Shopping & Lifestyle

- West North Lakes (13mins)
Myer, Woolworths, Coles, Big W, Target, Costco, Ikea, Bunnings & Event Cinemas
- Morayfield Shopping Centre (9mins)
Woolworths, Coles, Big W, Target, Kmart, Limelight Cinemas
- Burpengary Plaza (6mins)
Woolworths, Kmart, Coles and Aldi
- Local shops/The Hub (4mins)
IGA, medical and childcare

Sport & Recreation

- Moreton Bay Lions AFL (5mins)
- Caboolture Aquatic Centre (5mins)
- Narangba Sporting Complex (11mins)
- Boat Ramp (9mins)
- Caboolture Sports Football Club (6mins)
- Abbey Museum (13 mins)

North Harbour

- North Harbour Homes (2mins)
- North Harbour Business Park (5mins)

Education

- Saint Eugene College (10mins)
- Burpengary State School (8mins)
- Morayfield State High School (10mins)
- Morayfield East State School (9mins)
- Christ the King Catholic Primary School (10mins)
- Northpine Christian College (12mins)
- Grace Lutheran College (20mins)
- St Paul's Lutheran Primary School (15mins)
- St Michael's College Primary School (13mins)
- Dakabin State High School (16mins)
- North Lakes State College (16mins)
- The Lakes College (18mins)
- Carmichael College (15mins)
- Burpengary Meadows State School (17mins)
- Burpengary State Secondary College (11mins)
- Narangba Valley State High School (20mins)
- Edge Early Learning North Harbour (1min)
- Deception Bay State School (20mins)
- Deception Bay State High School (25mins)
- St Columban's College (12mins)
- Caboolture State High School (12mins)
- Caboolture East State School (14mins)

Every effort has been taken to ensure the accuracy of information contained within this map. No responsibility is accepted for any inadvertent errors or omissions. Travel times are subject to traffic conditions.



North Harbour Central

The Ultimate Neighbourhood Hub is coming to North Harbour for the entire community to benefit from.

Anchored by the only full-service supermarket located to the east of the Bruce Highway, North Harbour Central will feature a diverse range of specialty and convenience retailers; a full-sized supermarket, food and beverage outlets, tavern, speciality shops, medical suites, office space, childcare, carwash and service station.

Located in Burpengary East, 50km from both the Brisbane CBD and the Sunshine Coast, North Harbour Central is within 1km of the Bruce Highway.

The purpose built, modern neighbourhood shopping centre is directly accessible via both the highway and other major arterial roads.

A complete neighbourhood, lifestyle hub

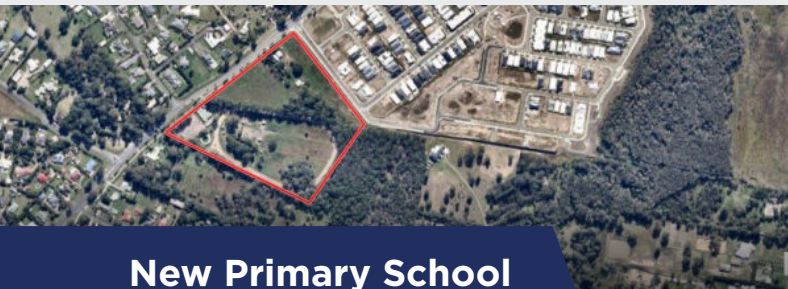
Telecommunication Tower

North Harbour is keeping you connected! North Harbour and Amplitel (on behalf of Telstra) have teamed up for the installation of a new mobile tower to be located on Hardwood Drive.

North Harbour and Amplitel have been working together for the last 3 years to locate the tower so it provides the best coverage and the least disruption to residents.

Amplitel anticipate that they will have the tower operational in the 3rd quarter of this year and we'll make sure to keep you updated if anything changes. With the community growing rapidly bandwidth is vitally important.

We're looking forward to the positive impact this tower will have on our community's communication network.



New Primary School

Land has now been secured for a new primary school in a great location for the North Harbour community!

Three lots of land at the corner of Buckley Road and Fraser Drive have been acquired by Education Queensland. This location will be just a short walk or bike ride for many kids in North Harbour homes.

Education Queensland is currently planning for the school's delivery, but construction funding and an opening date is still to be announced.

North Harbour Boulevard

As we continue to expand with the successful launch of North Harbour Business Park, we're thrilled to share progress on our latest road construction.

Since completing design and gaining approvals, construction has been progressed very well despite significant challenges, namely the 2764mm of rain that has fallen and some 140 working days of delay due to inclement weather.

The rain delays have allowed detailed design and approval of other major infrastructure for North Harbour to catch up to road construction. As a result, 2000m of water main pipework is currently being installed alongside North Harbour Boulevard. Constructing this now will avoid lane closures and traffic delays once North Harbour Blvd is open to traffic.

We're pressing on with an anticipated opening date of November 2024 as currently programmed.

COMMUNITY PARTNERS

BUILDING STRONGER COMMUNITIES THROUGH MEANINGFUL SPONSORSHIPS

North Harbour has firmly established itself as an integral part of the local community, celebrating more than five years of active sponsorships and other engagements.

With a steadfast commitment to community engagement and support, North Harbour continues to uplift the region through its involvement in various community events and partnerships with local groups.

North Harbour's dedication to being a good corporate citizen is evident through its sponsorship and support of more than 20 local community events and groups.

From major community gatherings to underrecognised initiatives making a significant impact, North Harbour consistently extends its helping hand to enrich the lives of the residents it serves.

Development Manager Tom Hall-Brown said North Harbour takes pride in contributing to the growth and vibrancy of the community.

"Beyond high-profile events, North Harbour extends its support to lesser-known groups that are actively making a positive difference in the local fabric."



Being an active part of the local community is a core value for North Harbour, and sponsorship serves as a means to give back to the community that wholeheartedly supports its endeavours.

"The philosophy of partnership for sponsorship runs deep at North Harbour, demonstrating the collaborative effort to uplift the community's overall well-being," Mr Hall-Brown said.

Among the notable sponsorships, North Harbour proudly partners with the Dolphins NRL team, reflecting its commitment to supporting sports and entertainment within the community. This partnership underscores North Harbour's belief in the transformative power of community engagement through strategic sponsorships.

As North Harbour continues its journey of building stronger communities, its partnership philosophy exemplifies the significance of collaboration and the profound impact it can have on the local residents' quality of life.

"We believe that by supporting local events and community groups, we can contribute to the thriving spirit of the region that has embraced us for more than five years. Sponsorship is a way for us to give back, invest in the community's growth, and create a positive impact on the lives of our fellow residents."

Mr Hall-Brown

You can find out more about who we currently sponsor and the simple application process of our Community Grants on our website www.northharbour.com.au/burpengary-community/grants



**North Harbour
HOMES**

Experts in Property Management

North Harbour Homes Property Management is now an integral part of the vibrant North Harbour community, nestled in Burpengary East and developed by Port Binnli. With North Harbour Homes Property Management, your investment is in capable hands.

At North Harbour, we believe property management should be a benefit, not a burden to ownership. Our goal is to offer value-added services, tapping into our strong local network to benefit our clients.

Our approach hinges on transparency and precision. Owners aren't just welcome, but encouraged to join inspections, giving them firsthand assurance of their property's meticulous upkeep. Our Builder Handover Inspections exemplify our commitment to detail, guaranteeing each property is presented in its prime condition.

Leading the charge is Belinda McMahon, a seasoned property manager with more than two decades of experience.

Belinda's dedication to top-notch customer service and a keen eye for detail sets the tone for our team.

Ankit Kumar bought an investment property in Burpengary East and fortunately came in touch with Belinda McMahon who made the whole experience of renting out the property worry free.

"Belinda assisted us thoroughly in getting the property ready for lease and referred us to the right trades people, who then took care of our property at a reasonable price. Once the property was ready to be leased, Belinda then took great care in selecting the right tenants for our property. To the hard-working families or the people who are self-managing their Super, like us, out there, we highly recommend Belinda McMahon as a property manager."



Belinda McMahon

We're excited about Belinda's leadership and eagerly anticipate contributing to the ongoing success of the North Harbour community. For more information on North Harbour Homes, visit www.northharbourhomes.com.au.

Discover the Beauty of Riverside Parkland — Reopened and Ready for You!

Right on your doorstep is the hugely popular Heritage Park, now open on weekends between 6am and 6pm with the outlook to open again fully in 2024, offering an oasis of natural splendour right at your doorstep.

Heritage Park, a beloved centerpiece within this vast expanse, captivates with its unique size and scope, setting it apart from any other development in the region. Step into a world of adventure, where mountain bike and walking trails beckon, and picnic and BBQ areas await.

As we preserve the historical remnants of this cherished site, Heritage Park stands as a testament to North Harbour's commitment to maintaining its stories past.

Since 2011, this exceptional park has earned its rightful place on the Queensland Heritage Register, recognized as a place of significant importance for the State.



Delve deeper into the past as you explore the Compass Centre, and follow the Heritage Trails, where the echoes of yesteryears' residents can still be felt.

To learn more about this extraordinary treasure and the outdoor amenities right on your doorstep, visit us at www.northharbour.com.au/north-harbour-heritage-park



CHILDCARE

Edge Early Learning Centre
Ph: (07) 3556 0467



YOGA

The Yoga Shed
Ph: 0407 833 931



BROADBAND

Opticomm Broadband
Ph: 1300 137 800



North Harbour Homes
Ph: 07 5208 8088



Visit Our Display Village and Sales & Information Centre
Cnr Buckley Rd and Fraser Drive, Burpengary East QLD 4505
Open 7 days 10am - 5pm | Ph: 07 5433 1111

northharbour.com.au



North Harbour BUSINESS PARK

BY PORT BINNLI

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