

# NORTH

*magazine*

**PORT BINNLI**  
HISTORY

**READ THE**  
**LATEST UPDATES**  
MOVING FORWARD

**ENQUIRY FOR**  
**LAND SALES**  
NEXT STAGE  
ON SALE

*The*  
*Avenues*  
ON SALE NOW







## 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.**

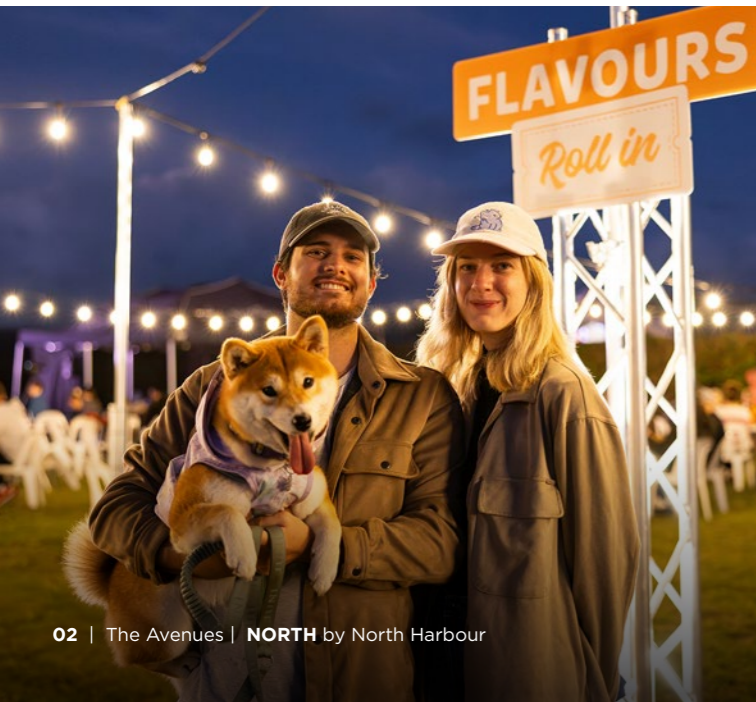
Situated in a prime location, THE AVENUES is just a short walk from the approved site of North Harbour's retail precinct. This precinct is set to include a full-size supermarket, food and beverage outlets, a tavern, specialty shops, medical suites, office space, childcare facilities, a carwash, and a 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.**



### What's On at North Harbour?



Scan the QR code or visit [www.northharbour.com.au](http://www.northharbour.com.au) to check out our event calendar and join in on the community fun!

## WELCOME LETTER

Welcome to 'NORTH', the magazine for our residents and local community. Inside, you'll 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, together with a small group of private shareholders, purchased the 2,000-acre site on the banks of the Caboolture River. After a lengthy development process, we welcomed our first residents in 2015.

Since then, our community has continued to grow and thrive, supported by wonderful local organisations, schools, and businesses, many of which are featured in each edition of NORTH. You can learn more about what's happening at North Harbour by visiting our website [www.northharbour.com.au](http://www.northharbour.com.au).

### Latest Developments

Significant progress has been made across North Harbour this year, with several key projects now complete. Almost all of North Harbour Boulevard is now open to traffic, with the final 200 metres currently under construction. Once complete, this key connection will provide direct access to highway interchange 150, a major milestone for our growing community.

Subdivision works for the first release in the North Harbour Business Park are now complete, and construction on the first workplaces is already underway. The arrival of new businesses and the jobs they bring will add a valuable new dimension to North Harbour.

Our retail precinct is also taking shape, with planning approvals received for the future shopping centre, tavern, bulk liquor store, and medical centre. We hope to commence construction on these much-anticipated additions in 2026. NORTH will continue to keep you updated as these projects progress.

Construction of our new display homes is well underway, with our fourth display village expected to open in mid-2026. This village will showcase a stunning range of homes from our trusted builder partners.

Residential Stages 1, 2, and 4 are expected to be completed before Christmas this year. Once Stage 5 is finalised, we will be able to complete permanent access arrangements to Heritage Park.

We also appreciate the community's continued patience while Hardwood Drive remains temporarily closed. The aged rural-style road is being fully demolished, reprofiled, and rebuilt into a wider, kerbed and channelled thoroughfare within the Business Park.

### Looking Ahead

Following the announcement by Deputy Premier Jarrod Bleijie MP, we are pleased to confirm that North Harbour has now been formally declared a Priority Development Area (PDA). The PDA includes an Early Release Area of approximately 200 homes, fast-tracked for delivery in the first release.

This milestone would not have been possible without the strong support of the City of Moreton Bay. It paves the way for accelerated delivery of new housing, marina, tourism, and industry precincts, unlocking jobs and significant economic growth for our region.

Our project team is now working closely with Economic Development Queensland to prepare the development scheme that will guide the next exciting chapter of North Harbour's growth. We look forward to sharing more information about the Early Release Area soon.

### Award-Winning Excellence

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.

### Stay Connected

We 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](mailto:info@northharbour.com.au)





# NORTH HARBOUR BUSINESS PARK *is Taking Shape*

With the successful sell out of Stage 1 and 2, totalling 280,000m<sup>2</sup> of industrial land, North Harbour's \$1 billion Business Park is rapidly coming to life. Builders are now active on site, transforming the landscape and delivering premium industrial facilities to meet growing demand.

The strong market response and increased enquiry have led to accelerated delivery of future stages and the associated infrastructure needed to support them.

Boasting flat land, excellent exposure, and immediate access to the Bruce Highway, the park is attracting diverse industry players. New owners are developing a wide range of logistics, warehousing, and manufacturing solutions, with sheds ranging from 150m<sup>2</sup> to 1,000m<sup>2</sup>, available for both sale and lease.

"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 capitalise 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](http://www.northharbourbusinesspark.com.au)



AYLA offers a rare opportunity to lease brand new, modern industrial space in one of Queensland's fastest-growing corridors.



## AYLA BY PREKARO PROJECTS

We're excited to announce the upcoming delivery of Ayla, an architecturally designed project by Prekaro Projects and LRP Developments, now breaking ground in the North Harbour Business Park.

- 16 architecturally designed units
- Located on a 4,447m<sup>2</sup> site
- 2,797m<sup>2</sup> total GFA
- A range of unit sizes, from functional storage to full fit outs
- Ideal for warehousing, light industrial, and business operations

### CONTACT



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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](http://www.northharbour.com.au/displayvillage).

## BUILDERS ON SHOW



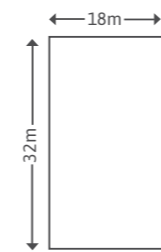
## HIA WINNER 2024

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.

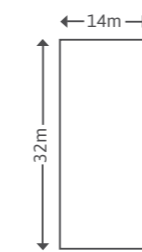
## Lot Types Available

Traditional 32



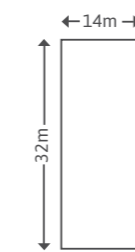
Minimum size 576sqm with an 18m plus frontage

Courtyard 32



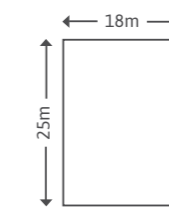
Minimum lot size 448sqm with frontages from 14m to 18m

Premium Villa 32



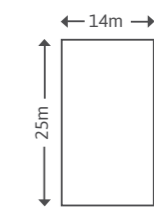
Minimum lot size 400sqm

Traditional 25



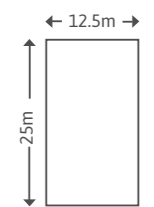
Minimum lot size 450sqm

Courtyard 25



Minimum lot size 350sqm

Premium Villa 25



Minimum lot size 300sqm



# A MASTERPLANNED COMMUNITY

1000 acres of open space and parkland

Caboolture River

Future Sports Fields

Future School

EXIT 150

The Avenues

North Harbour Heritage Park and Mountain Bike Trail

Retail & Shopping Development

Business Park

Riparian Park

Habitat Park

Reflections Park

Village Park

Existing Residential

Sales Centre

Display Village

Harvest Park

Future Marina Development  
*\*subject to approval*

Moreton Island  
17NM  
➔



Kinship Park

Bruce Highway

Buckley Road

EXIT 146

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.





“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.

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.

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.

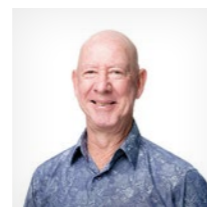
“We currently have more than three thousand residents and are striving to achieve the highest levels of both community and environmental excellence in everything we do.”

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.”

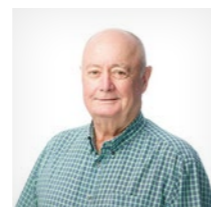
What commenced as a hobby for three businesspeople, with their own companies turned into a business of itself that is now a well-recognised player in the Queensland property development industry.

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.



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.

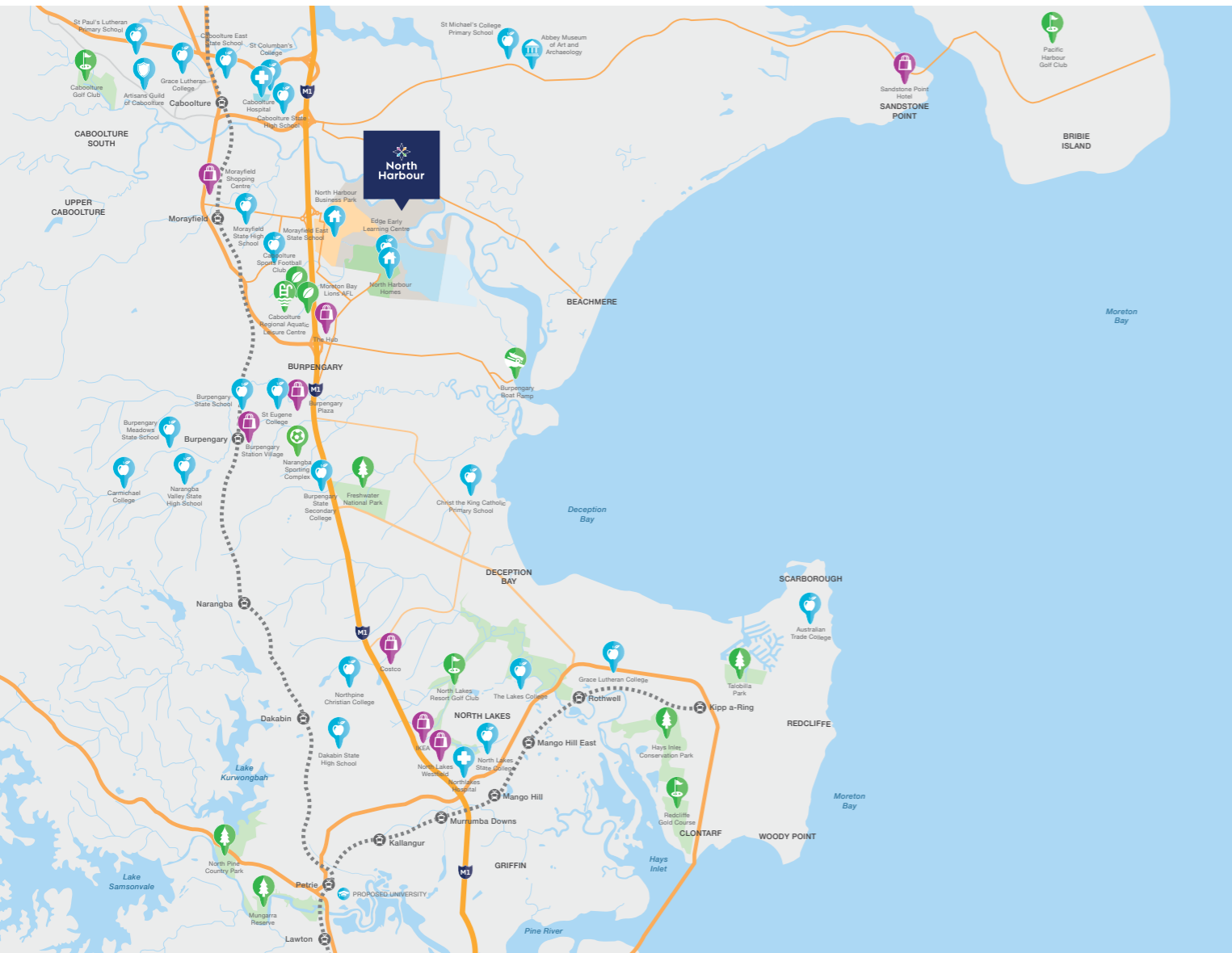
In 2009, the Queensland Coordinator-General accepted an Environmental Impact Statement (EIS) prepared for the project and recommended full approval, including the North Harbour Marina Precinct, subject to a range of conditions. Since that time, further planning and environmental approvals have been granted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

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

### Open Space & Parks

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

### Medical Care

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

### Shopping & Lifestyle

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

### Sport & Recreation

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

### North Harbour

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

### Education

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

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*



## North Harbour Tavern

A new tavern is in the works for North Harbour, bringing a fantastic dining and social experience to the community.

Designed as a family-friendly venue, the tavern will feature great food, drinks, and entertainment in a welcoming setting.

While the project is still progressing through council approvals, we're excited about the opportunities this will bring to the community and look forward to sharing more details in the future.

*Looking forward to new experiences*



## 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.



## New Childcare Centre

We're making great progress with our childcare centre application on Buckley Road, located right across from the future school site acquired by Education Queensland.

With increasing demand for childcare in the area, this new centre will help meet the needs of local families by providing 150 places for high-quality early learning opportunities.

The centre will also include 44 on-site car parking spaces for parents and staff, ensuring convenient access. Stay tuned as we move through the approval process and share updates on construction and enrolments.



# 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](http://www.northharbour.com.au/burpengary-community/grants)



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 Homes, we believe owning an investment property should be a benefit, not a burden. Our goal is to make property management a seamless and rewarding experience by providing expert service, local market knowledge, and a commitment to transparency.

We encourage property owners to take an active role in the management of their investment. Owners are always welcome to attend inspections, giving them firsthand confidence in the upkeep of their property. Our Builder Handover Inspections ensure that every property is meticulously presented before tenants move in, maintaining the highest standards from day one.



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](http://www.northharbourhomes.com.au).

Leading our team is Belinda McMahon, a seasoned property manager with over 20 years of experience. Her dedication to outstanding customer service and attention to detail set the foundation for the way we manage and care for properties.

Investor Ankit Kumar, who recently purchased a property in Burpengary East, shared his experience:

"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."

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

Nestled right on your doorstep, the beloved Heritage Park is now open seven days a week from 5am to 7pm. This award-winning parkland offers a peaceful retreat, blending natural beauty with a variety of recreational opportunities.

Heritage Park is one of the region's most unique outdoor spaces, inviting you to explore its mountain bike and walking trails, or unwind in the picnic and BBQ areas.

As we continue to preserve the historical significance of this cherished site, Heritage Park stands as a testament to North Harbour's commitment to honouring its past. Since 2011, it has been proudly listed on the Queensland Heritage Register, recognised for its cultural and historical importance.

Take a journey through time at the Compass Centre and follow the Heritage Trails, where echoes of the past bring history to life.



To learn more about this natural treasure and the outdoor amenities available, visit [www.northharbour.com.au/north-harbour-heritage-park](http://www.northharbour.com.au/north-harbour-heritage-park)





## CHILDCARE

Edge Early Learning Centre  
Ph: (07) 3556 0467



## YOGA

Sunrise Yoga in the Park  
Ph: 0421 245 953



## 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](http://northharbour.com.au)



# North Harbour BUSINESS PARK

BY PORT BINNLI

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